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## 70 Sandveien, Lerwick, Shetland, ZE1 0RT

With distant sea views out toward Bressay Lighthouse this semi-detached, two bedroom property is in a prime residential location on the outskirts of the Sandveien development.

The easy to maintain garden grounds with its high walls and good fences creates a private, safe and secure environment for small children. There are two sheds ideal for workshops and storage.

Easy walking distance to all local amenities which include a nursery, primary and secondary schools, grocery shops, a fish shop, a chemist and community centre.

This property presents an ideal opportunity for a first time buyer, those wishing to downsize or requiring accommodation on one floor.

Offers over **£124,000** are invited

Accommodation	Sitting Room, Kitchen, Double Bedroom, Single Bedroom, Bathroom and small Study.
External	Fenced in private garden grounds with two sheds, drying area, paved patio areas, deck, grassed area with established bushes and garden beds.
Viewings	<b>Highly recommended.</b> Please contact the Seller on 07810 617 755 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(43)

Further particulars and Home Report from and all offers to:-

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Porch

1.13m x 1.14m

From a concrete slab paved patio at the front of the property there is a step leading to the Porch that has coat hooks, tiled flooring and a cupboard containing the electric meter and main telephone point. Hatch in ceiling providing access to loft which contains a cold water tank.



### Hallway

1.02m; 3.37m;  
2.23m x 1.84m;  
2.48m; 1.02m

Via a glass paned door from the Porch the central Hallway provides access to all rooms. Contains a double socket, storage heater, smoke alarm and large cupboard with shelving.

### Kitchen

3.26m x 2.65m

The well-appointed Kitchen has a window looking out over the front patio area. Contains fitted cabinets and worktop, tiled splashback, stainless steel sink, electric oven, Zanussi washing machine and five double sockets. There is a hatch providing access to the Sitting Room.



### Sitting Room

4.28m x 3.35m

The Sitting Room has a large window looking out onto the private rear garden with views across the water to Bressay Lighthouse. Contains three double sockets, television aerial point, telephone point and storage heater.

### Shower Room

1.70m x 2.06m

The Shower Room has a high positioned window, non-slip flooring, wet wall surround, walk-in electric shower, toilet, sink, fitted shelving, mirrored cabinet, shaving socket, extractor fan and electric towel radiator.



### Double Bedroom

2.85m x 4.41m

The good sized Double Bedroom has a window overlooking the front of the property. Contains fitted pine furniture, four double sockets, television aerial point, telephone point and panel heater.

### Single Bedroom

2.24m; 1.00m x  
3.51m; 2.92m

The Single Bedroom also has a window at the front of the property. Contains two double sockets and panel heater.



### Rear Porch & Study

Via a glass paned door there is a step leading to the rear Porch (0.82m x 1.09m) that provides access to a small Study and the rear garden. The Study (1.47m x 1.00m) contains built-in shelving and worktop, a double socket and telephone point.

## Information

### External

The property is bounded by wooden slat fencing and concrete/stone wall. At the front is a concrete paved patio and gravelled area leading around the dwellinghouse to the side access and rear garden.

The private rear garden faces south and has sea views across to Bressay Lighthouse. It includes concrete paved and grassed areas, together with a deck providing for alfresco dining. Along two edges there are established bushes and garden beds.

There are two good sized Sheds (2.30m x 3.47m) (2.20m x 3.42m) one with fixed shelving and both power.

There is a integral Storage Room (1.32m x 1.00m) with external access only that contains built-in shelving, worktop, electricity and pipes providing water to the outside tap.



### General Information

- Heating is via electric storage and panel heaters with a towel heater in Bathroom.
- Hot water tank with single electric immersion heater.
- Mains water and drainage.
- Laminate flooring unless otherwise stated.
- Mainly double glazed windows unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band C.
- Home Report available.



### Directions

Travel out of Lerwick on the main road heading south.

Turn left onto Kantersted Road just before Sound Service Station.

Before the small roundabout at the new Eric Gray Centre turn right onto Kantersted Road.

Take the first right hand turn which leads to the parking area situated close to the dwellinghouse.

70 Sandveien is one of the two dwellinghouses located behind the garages to the south.



### Places of Interest

- Easy walking distance to Sound Primary School, Blydoit Fish Shop, Laing's Pharmacy, Sandveien Community Centre, Sound Service Station, Fjara Restaurant, Tesco, Anderson High School and Clickimin Leisure Centre.
- Coastal walks along Seafield and the Knab and only minutes from Sands of Sound beach.

