

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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19 Leslie Road, Lerwick, Shetland, ZE1 0QQ

This end-terrace, two bedroom, family home benefits from a well maintained garden, modern Kitchen and updated heat exchanger for the District Heating System.

The enclosed garden features established bushes, a raised garden bed and a good sized shed to the rear.

The property is ideally situated within a few minutes' walk of the Anderson High School, Bells Brae Primary School and Clickimin Leisure Centre.

Lerwick, being the capital of Shetland, provides for all amenities including retail and commercial businesses, entertainment and sporting complexes, grocery stores, library and museum.

This property presents an ideal opportunity for a first time buyer, a family home, buy to let or as a Lerwick base.

Offers over **£155,000** are invited

Accommodation	<u>Ground Floor</u> :- Sitting Room, Kitchen and side Porch. <u>First Floor</u> :- Two Double Bedrooms and Bathroom.
External	Mainly grassed areas with access to all areas via pathways
Viewings	Highly recommended. Please contact the Seller on 07768 417 358 to arrange a viewing.
Entry	As soon as conveyancing formalities permit.
EPC Rating	C(78)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Entrance Hallway 1.30m x 1.56m

A flight of concrete steps from Leslie Road provides access to the private garden with a pathway to the front door and further access via the gable end.

There is a concrete step leading into a Hallway with a staircase leading to the first floor and a door with glass inlay leading to the Sitting Room.

The Hallway contains coat hooks, radiator, a single socket, window and non-slip flooring.

Sitting Room 3.95m x 3.87m

The good sized Sitting Room has a window looking out over the front garden. Contains four double sockets, a television aerial point, a telephone point and radiator. The fireplace has been blocked up albeit the surround and hearth remain to create a feature within the room.

Kitchen 3.95m x 2.26m

Via a glass inlayed door from the Sitting Room, the well-appointed, modern Kitchen has a window overlooking the rear garden. Contains white gloss fitted cabinets with dark worktops, glass splashbacks, stainless steel sink, electric oven, space for a washing machine, two single sockets, four double sockets, extractor fan and radiator. New flooring has been ordered and paid for but requires to be installed.

Side Porch 1.30m x 3.24m

A door from the Kitchen leads to a side Porch. Contains a cupboard that has the heat exchanger for the District Heating System. There is ample under stair storage and contains a double socket.

A glass paned external door provides access to the garden grounds.



First Floor

Landing 1.0m x 1.54m

There is a window in the gable providing ample light for the Landing. Contains a single socket, smoke alarm and loft access via a hatch with pull down ladder.

Bathroom 2.08m x 1.70m

The family Bathroom has a window overlooking the rear of the property. Contains shower over bath with wet wall surround, sink and toilet within fitted vanity, towel radiator and non-slip flooring.

Double Bedroom 1 4.36m x 2.95m

Across the landing from the bathroom, is a good sized Double Bedroom with a window overlooking the front garden. Contains modern walk-in double wardrobe with hanging space and shelving, five double sockets, a television aerial point and radiator.

Double Bedroom 2 3.23m x 3.37m

Another good sized Double Bedroom situated at the rear of the dwelling. Contains two double sockets, radiator and wardrobe with hanging space and shelving.

Information

External

The boundaries between the neighbouring properties are post and wire fencing with a concrete wall at front. Steps lead from the pedestrian public footpath down to the good sized, well maintained garden grounds that comprise mainly lawn, with drying green, a raised garden bed, established bushes and a **Garden Shed** (2.15m x 3.62m) at the rear of the property which has power points, lighting, shelving and a work bench.



General Information

- Heating via District Heating System.
- Mains water and drainage.
- Ground floor is laminate flooring with carpets on the staircase and first floor.
- Double glazed windows throughout.
- The oven, light fittings/shades and floor coverings are included in the sale.
- Council Tax Band C.
- Home Report available.



Directions

From the A970 at Clickimin Leisure Centre turn onto Hayfield Lane. Leslie Road is the second turn on the right and Number 19 is on the lower side of the road.



Places of Interest

- Clickimin Leisure Centre
- Clickimin Broch
- Shetland Museum & Archives
- Coastal walks around the head land known as The Knab and The Sletts.



The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.