

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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38 Breiwick Road, Lerwick, Shetland, ZE1 0AT

A unique opportunity to purchase this two bedroom, two storey home that is in move-in condition and has a bespoke Kitchen and feature wall with exposed stone work in open plan area.

Prior to the Sellers ownership (May 2019) the property was renovated to a modern and high standard boasting the most up to date vinyl flooring in the bathroom and Bamboo flooring on the ground floor. The Sellers have continued to improve the property with a new boiler system, installation of interconnected smoke/heat and carbon monoxide alarms, new external/internal door and a solid-fuel stove.

The property also benefits from a large polytunnel and raised garden beds in the rear garden providing for a more self-sufficient household.

The Town of Lerwick provides for all local amenities including Nurseries, Primary Schools, Anderson High School, Clickimin Leisure Centre, Mareel Entertainment complex and cinema, Hospital and Health Centre, retail and trade shops and all types of commercial businesses.

This property presents an ideal opportunity for a professional couple, small family or those wishing for a more self-sufficient lifestyle.

Offers over **£195,000** are invited

Accommodation	<p><u>Ground Floor</u>:- Open plan Sitting Room and Dining Area, bespoke Kitchen and Conservatory/Utility Room.</p> <p><u>First Floor</u>:- Bathroom and two Double Bedrooms with access to floor loft space.</p>
External	Well maintained garden grounds with parking for up to two vehicles, large polytunnel and raised garden beds.
Viewings	Highly recommended. Please contact the Seller on 07840 004 801 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(64)

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

Anderson & Goodlad, Solicitors

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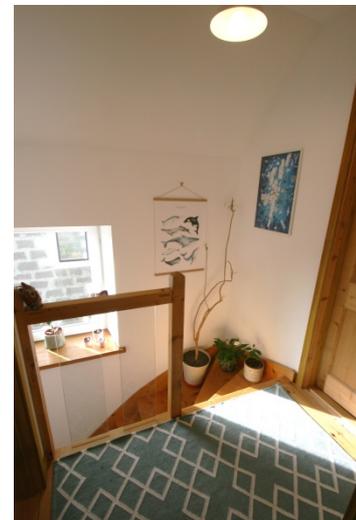
Ground Floor

Vestibule

0.96m; 1.20m x
2.35m;

Entrance to the property is via a new external double glazed front door leading into the Vestibule, which is bright and airy due to the additional window in the gable end. Contains new ingoes, slate flooring, shoe rack, coat hooks, radiator and smoke/heat alarm.

A wide wooden staircase leads to the First Floor and a door leads to the open plan Sitting Room/Dining Area.



Open Plan Sitting Room & Dining Area

4.30m x 6.70m

This spacious, open plan Sitting Room and Dining Area has exposed beams and a good sized window overlooking the front garden with views across Breiwick Bay to the south end of Shetland.

The open plan area contains five double sockets, telephone point, television aerial point, radiator, carbon monoxide and smoke/heat alarms. A solid-fuel stove within the fire place with slate hearth provides an alternative heat source and is situated within an attractive and unique feature wall with exposed stonework, recessed shelving and enclaves.

From the Dining Area a new glass paned door leads into the Conservatory/Utility Room.



The bespoke Kitchen is separated from the Dining Area by an oak breakfast bar and has an external pvc glass paned door leading to the driveway with new ingoes.

There is a window overlooking the rear garden facing North and the hand crafted cabinets are finished in redwood with oak panelling and oak worktop.

Contains gas hob, electric oven, integral fridge, Belfast sink, three double sockets, solid oak shelving and slate flooring. A handmade shelving nook contains drawers and spice rack with a hatch providing access to under the stairs that also affords access to the Sitting Room sub-floor.

Kitchen

5.22m x 2.51m



From the Dining Area a new glass paned door and two hardwood steps lead into the good sized Utility Room/Conservatory that has windows on two walls and a pvc external glass paned door providing easy access to the rear garden.

Contains new ingoes around internal door, fitted worktop with plumbing for washing machine below and a custom made unit providing extra storage capabilities and containing the new Worcester boiler, carbon monoxide alarm, space for a fridge/freezer, skylight and terracotta tiles.

Utility Room/ Conservatory

3.07m x 2.83m



First Floor

<p>Landing 0.96m x 1.74m</p>	<p>Natural light to the Landing is provided by a window over the staircase in the gable. There is a wood and glass bannister and smoke/heat alarm.</p>
<p>Bathroom 1.88m x 1.71m</p>	<p>The Bathroom has a frosted window facing North. Contains a bath with shower, tiled surround and clear shower screen, toilet, sink on a bespoke pedestal, radiator, part coomb ceiling and Karndeian vinyl flooring.</p>
<p>Double Bedroom 1 4.20m x 3.22m</p>	<p>Opposite the Bathroom is a spacious, south facing Double Bedroom with a large window with sea views across Breiwick Bay. Contains three double sockets, radiator and built-in double wardrobe with mirrored sliding doors (0.90m x 2.00m) containing the electric meter.</p>
<p>Double Bedroom 2 3.18m x 3.32m</p>	<p>This Double Bedroom has a window with views across Lerwick to the North. Contains five double sockets and radiator. There is access to the floored Loft (3.03m x 3.60m) via a hatch with pull down ladder. Contains under eave storage, power points, radiator and a rooflight.</p>



Information

<p>External</p>	<p>The south facing front garden has a flower bed, grassed and pebble areas with ample off road parking for two cars.</p> <p>The driveway leads to a gardener's playground with raised vegetable beds and a large Polytunnel (7.55m x 3.45m) with water and electricity.</p> <p>A gravelled pathway provides access to the oil tank and drying green at the very rear of the property with pedestrian access via Glenfarquar to Ronald Street.</p>
<p>General Information</p>	<ul style="list-style-type: none"> • Heating via oil fired radiators and solid-fuel stove. • Mains water and drainage. • Bamboo flooring and redwood floor boards on the first floor unless otherwise stated. • Solid oak window sills and shelving. • Double glazed windows/Velux skylights throughout unless otherwise stated. • All blinds, curtains and light fittings are included in the sale. • Council Tax Band C. • Home Report available.
<p>Directions</p>	<p>Breiwick Road is situated between Knab Road and Sletts Road along the coast and parallel to the main road heading south. The property is situated at the top end approximately halfway between Knab Road and Ronald Street. Just across the road from the start of the park.</p>
<p>Places of Interest</p>	<ul style="list-style-type: none"> • Stunning coastal walks on the door step. • The Town Centre is within easy walking distance with retail shops, commercial outlets, cinema and restaurants. • Tescos, Islesburgh Community Centre, Lerwick Flower Park, Lerwick Library, Bells Brae Primary School and Gilbert Bain Hospital and Health Centre are all close by.

