

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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14 Staneyhill, Lerwick, Shetland, ZE1 0QW

This semi-detached, three-bedroom family home is situated on an elevated site providing picturesque sea views across Lerwick Harbour to Bressay and the north.

The dwellinghouse has three levels and would benefit from some updating. The property is connected to the local District Heating scheme, which currently is believed to be the cheapest energy provider in the UK. It has direct access from both ground floor levels into the garden grounds with its drying green, established flower beds and rockeries and mature hedges/bushes. It is conveniently situated next door to a public play park with basketball hoop, climbing frames and soft play areas.

Located on the outskirts of Lerwick, Staneyhill has its own local shop and community hall and is conveniently close to trade shops for those DIY and gardening enthusiasts. The amenities of the Town are close by with the Co-op Supermarket, Toll Clock Shopping Centre, Anderson High School and Clickimin Leisure Centre all within walking distance.

This property presents an ideal opportunity for a professional couple or growing family.

Offers over **£175,000** are invited

Accommodation	<u>Ground Floor</u> :- Bathroom. <u>Lower Ground Floor</u> :- Bedroom, combined Kitchen/Dining Area and Utility Room. <u>First Floor</u> :- Two Bedrooms and Living Room.
External	Enclosed garden grounds with drying green, established bushes, flower beds and two sheds.
Viewings	Highly recommended. Please contact the Seller on 01595 692587 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	D(61)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 1.41m x 1.24m</p>	<p>From the public pathway concrete steps and a pathway lead to the patio area at the front of the property. A timber external door leads into the Porch. Contains part coombed ceilings and Cupboard (1.32m x 1.32m) containing the District Heating System, shelving and concrete slab.</p>
<p>Hallway 2.81m x 1.06m; 1.47m</p>	<p>From the Porch is a glass paned internal door leading into the mid-floor Hallway that has a window looking out over the front garden beds. Contains a single socket, telephone point, radiator and Cupboard (0.98m x 1.06m) containing the electric meter, coat hooks and a single socket.</p>
<p>Bathroom 2.00m x 1.70m</p>	<p>The Bathroom has a patterned window facing north. Contains bath with shower and wet wall, toilet and sink within built-in vanity, heated towel radiator, fitted mirrored cabinet and mounted mirror.</p>
<p>Staircase</p>	<p>From the mid-floor Hallway there is a staircase leading to the accommodation on the ground and first floors.</p>



Ground Floor Hallway

Lower Ground Floor

<p>Hallway 1.73m x 1.25m</p>	<p>The ground floor Hallway contains a smoke alarm and Cupboards (0.71m x 0.57m) (1.10m x 0.57) both with shelving.</p>
<p>Bedroom 1 2.90m x 4.20m</p>	<p>This good-sized Double Bedroom is situated at the bottom of the staircase and has a window looking out over the established garden and sea views over Lerwick Harbour. Contains a single socket, a double socket, radiator, built-in shelving and built-in Wardrobe (1.88m x 0.55m) with hanging space and shelving.</p>
<p>Combined Kitchen & Dining Area 3.57m x 4.20m</p>	<p>The combined Kitchen and Dining Area has windows overlooking the front patio and established plants and a further window with harbour views across to Bressay. Contains light cabinets with dark worktops, stainless steel sink, tiled splashback, integral electric double oven, integral Indecit hob, integral fridge/freezer, a single socket, four double sockets, tv aerial point, radiator and linoleum flooring.</p>
<p>Utility Room 1.73m x 2.07m</p>	<p>A door leads into the Utility Room that provides access to the garden grounds and drying green. Contains worktop, fitted shelving, plumbing for washing machine, a double socket and coat hooks.</p>



First Floor

<p>Landing 2.61m x 1.00m</p>	<p>The Landing situated on the first floor contains a single socket, smoke alarm, roof hatch, good-sized Cupboard (1.43m x 1.62m) situated above the Porch.</p>
<p>Bedroom 2 2.00m x 4.20m</p>	<p>This Double Bedroom has stunning sea views across to Bressay and the north entrance to the harbour. Contains a double socket, radiator, tv aerial point, under eave Cupboard (1.80m x 0.52m) with shelving and additional storage via hatch.</p>

First Floor cont'

Bedroom 3 2.06m x 3.12m

This Single Bedroom with sea views contains a double socket, radiator and two **Wardrobes** (0.47m x 1.21m) (0.47m x 1.10m) one with shelving and the other hanging space.

Living Room 3.60m x 4.20m

This spacious Living Room has a window overlooking the front garden and a large window with fantastic harbour views across to Bressay and the north. Contains two double sockets, telephone point, tv aerial point and radiator. The fireplace was previously connected to a back boiler that was removed when the District Heating System was installed. It is not in working order.



External

From the public parking area access to the property is taken mid-way down the public concrete steps and pathway. The property is generally defined by timber slats and post and wire fencing.

Via a timber gate at the top of the elevated site there are steps and pathway down to the front patio area of the dwellinghouse.

A concrete pathway surrounds the dwellinghouse and provides access to the drying green that overlooks Lerwick Harbour.

The private, attractive garden has well-maintained flower beds, established rockery and mature hedges/bushes and benefits from a **Potting Shed** (3.17m x 1.83m) and larger **Shed** (2.44m x 3.46m) both of timber framed construction one with clear pvc sheeting and the larger of the two contains electricity, workbenches and shelving with a concrete slab flooring.

There is alternative access via a gate at the bottom of the garden grounds up concrete steps. This access also provides easy entry into the public play park situated next to the property.

Situated on Staneyhill road itself across the entrance to the public parking is a mid-terraced, single **Garage** with power and lighting.



Information

General Information

- Heating via the District Heating System.
- Mains water and drainage.
- Carpets and double-glazed windows throughout unless otherwise stated.
- Integral appliances are included in the sale only.
- Council Tax Band C.
- Home Report available.

Directions

Head north on the main A970 out of Lerwick. Turn left at the roundabout onto Gremista Brae. At the top of the brae, turn left and then take the first right onto Staneyhill. The public parking area is at the top of the hill on the left opposite the line of terrace garages on the right. 14 Staneyhill is situated mid-way down the stairs from this public parking area.



Places of Interest

- Lerwick Marina, Shetland Textile Museum, UHI Shetland Campass
- Northlink Aberdeen to Lerwick Terminals
- Co-op supermarket
- Toll Clock Shopping Complex with Post Office and General Store

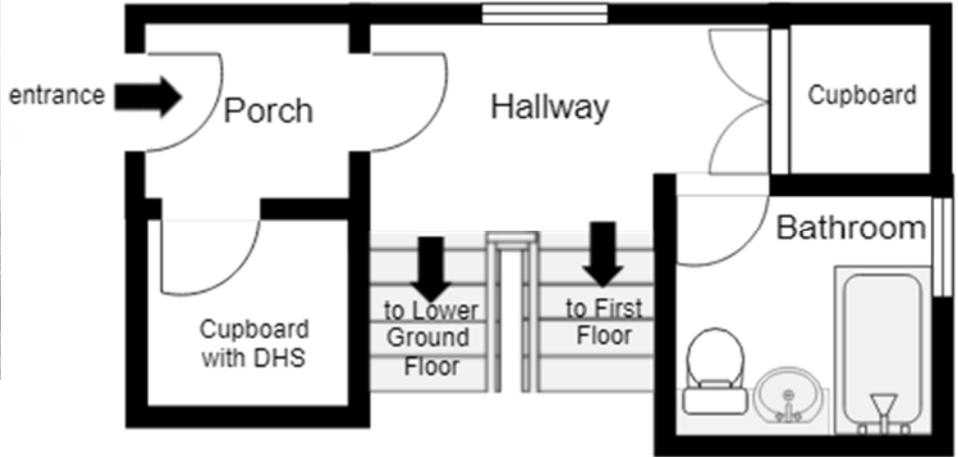


The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

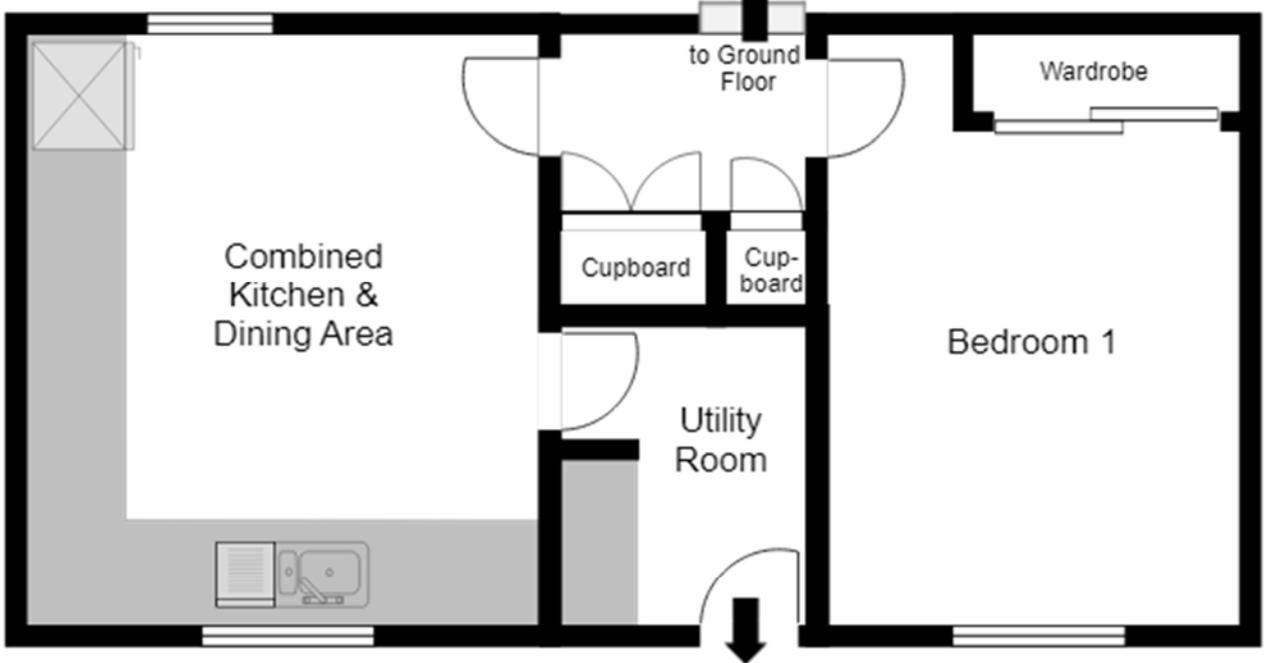


View of north entrance to Lerwick Harbour from rear door

Ground Floor



Lower Ground Floor



First Floor

