

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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3 Bruce Crescent, Lerwick, Shetland, ZE1 0HT

A fantastic opportunity to purchase this three-bedroom, mid-terrace property in a sought after area of Lerwick.

The property would benefit from modernisation and includes an enclosed front courtyard and private garden to the rear of the property complete with a garden shed and green house.

Centrally located it is conveniently situated within walking distance to Anderson High School, Clickimin Leisure Centre, Toll Clock Shopping Complex, Co-op supermarket, Bells Brae Primary School and Gilbert Bain Hospital.

This property presents an ideal opportunity for a growing family, professional couple or as a buy-to-let.

Offers in the region of **£160,000** are invited

Accommodation	<u>Ground Floor</u> :- Sitting Room, Kitchen and rear Porch. <u>First Floor</u> :- Bathroom, two Double Bedrooms and Single Bedroom.
External	Enclosed gravelled front garden and enclosed rear garden with drying green, oil tank, garden shed and green house.
Viewings	Highly recommended. Please contact the Agents to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	D(57)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Entrance Hallway 1.40m; 0.94m x 1.35m</p>	<p>There is a gravelled courtyard facing south at the front of the property with a paved walkway leading from the front timber gate.</p> <p>The Entrance Hallway is accessed via a concrete step and external, glass paned door. Contains smoke/heat alarm, coat hooks and radiator.</p>
<p>Living Room 4.06m x 4.33m</p>	<p>Immediately on entering the property, there is a door leading into the spacious Living Room with a south facing window. Contains fitted electric heater within fireplace, one single socket, two double sockets, smoke/heat alarm, temperature panel and radiator. A door leads into the Kitchen.</p>
<p>Kitchen 3.92m x 2.31m</p>	<p>The Kitchen is situated at the rear of the property with a window overlooking the garden. Contains fitted cabinets and worktops, stainless steel sink, Beko electric oven, Bosch washing machine, Blomberg under counter fridge, four double sockets, extractor fan and radiator.</p> <p>A Larder (0.90m x 1.24m) is situated under the stairs with shelving, a double socket and telephone point.</p>
<p>Porch 1.04m x 1.07m</p>	<p>A door leads to the rear Porch providing access to the rear garden. Contains coat hooks, tiled walls, shelving and a Cupboard (1.07m x 1.17m) housing the Grant boiler, shelving, power point and telephone point.</p>



First Floor

<p>Landing 1.05m x 2.10m</p>	<p>A staircase with wooden handrail provides access to other first floor Landing. Contains smoke/heat alarm, cupboard with electric meter and a Loft hatch with a pull-down ladder attached.</p>
<p>Bathroom 2.02m x 1.68m</p>	<p>The Bathroom has a frosted window and is situated at the rear of the property. Contains tiled walls, part coomb ceiling, bath with electric shower, toilet, sink, fitting cabinets, electric towel heater and a further radiator.</p>
<p>Double Bedroom 1 4.47m; 1.14m x 2.76m; 2.38m</p>	<p>This Double Bedroom has a window facing south at the front of the property. Contains two double sockets, telephone point, radiator and built-in wardrobe (1.22m x 0.57m) with hanging space and shelving.</p>
<p>Double Bedroom 2 4.43m; 3.13m x 0.99m; 2.97m</p>	<p>This Double Bedroom has a window overlooking the rear garden. Contains a single socket, double socket, telephone point, radiator and built-in full-length wardrobe (0.50m(d)) with hanging space and shelving.</p>
<p>Single Bedroom 2.25m; 3.34m x 2.81m; 1.68m</p>	<p>This Single Bedroom has a window at the front of the property facing south. Contains a single socket, two double sockets, telephone point, radiator, built-in wardrobe (1.27m x 0.61m) and Linen Cupboard (0.96m x 1.01m) above the staircase with shelving.</p>



Information

External

From the public footpath there is a timber gate leading into the south facing, low maintenance, gravelled courtyard at the front of the property with concrete pavers leading to the front door and providing for a patio area below the Living Room window.

A second timber gate and pathway lead along the dwelling through an archway to the enclosed garden grounds at the rear of the property. This area contains the oil tank, drying green, a cold-water tap below the kitchen window and concrete pavers lead to a **Garden Shed** (4.27m x 2.75m) of timber frame construction on concrete blocks with timber floor. Contains power, shelving and Hotpoint freezer. At the far rear of the property there is a **Green House** (2.07m x 1.53m) of timber frame construction on concrete blocks with PVC panels and glass. Contains gravelled floor with concrete pavers, built-in shelving and power.

General Information

- Heating via oil fired radiators with electric blow heater in Living Room and electric towel rail Bathroom
- Mains water and drainage.
- Carpets unless otherwise stated.
- Mainly double-glazed windows and Velux skylights throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band C.
- Home Report available.

Directions

Bruce Crescent is located between the roundabout leading to Anderson High School and the Grantfield roundabout. It is a one-way road from North Road with Haldane Burgess Crescent at the top end.

Places of Interest

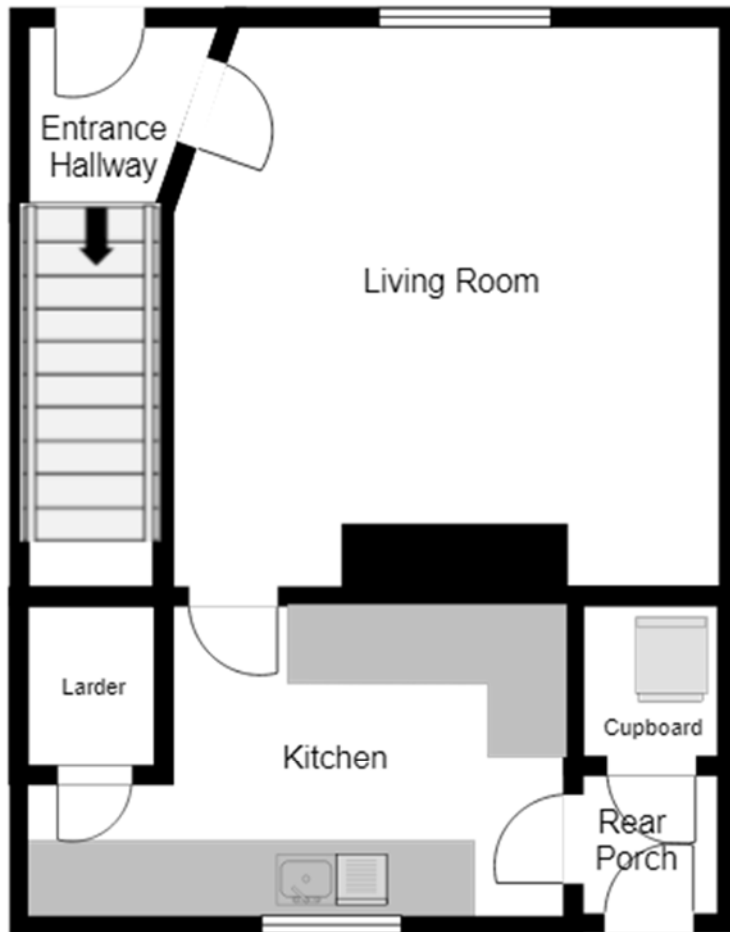
- Clickimin Leisure Centre
- Shetland Museum & Archives
- Harbour walks into the centre of Lerwick
- Good bus service
- Coastal walks to The Knab and Seafield



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.

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

Ground Floor



First Floor

