



34 Norstane, Lerwick, Shetland, ZE1 0QG

A fantastic opportunity to purchase a semi-detached, three bedroom bungalow in a quiet part of Lerwick with stunning sea views of the north end of the Harbour and the islands of Bressay to the east and Whalsay and Out Skerries further north.

This property is situated on the lower side of the road that provides for a private situation on an elevated site. With grassed areas to the front and rear, the garden grounds also have patio and gravelled areas suitable for alfresco entertaining through the summer months and two good sized timber sheds for extra storage and gardening equipment.

Situated within a quiet, residential area there is a good town bus service just a short walk away that provides access to all the amenities Lerwick has to offer, such as, grocery and retail shops, trade outlets for those DIY jobs, restaurants, take-aways, primary and high schools, hospital, health centre and Clickimin Leisure Centre.

This property presents an ideal opportunity as family home or a professional couple.

Offers over **£195,000** are invited

Accommodation	Vestibule, Kitchen, Living Room, Sun/Dining Room, three generous Double Bedrooms and Wet Room.
External	Enclosed private garden grounds with grass, gravelled and paved areas and two timber sheds.
Viewings	Highly recommended. Please contact the Agents to arrange for accompanied viewing during our business hours.
Entry	By arrangement.
EPC Rating	E(41)

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

Anderson & Goodlad, Solicitors

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Accommodation

Access

The Property is on the lower side of the road on an elevated site with steps leading from the public footpath and parking down to the timber access gate and paved area that leads to the entrance.

Vestibule

2.00m x 1.48m

Via a pvc double glazed external door, the Vestibule contains single and double sockets, space for a washing machine and tumble dryer under a work top, coat hooks, fitted cabinet and laminate flooring. The washing machine is included in the sale.

Hallway

1.90m; 1.00m;
2.60m x 0.94m;
4.17m; 0.90m

An internal patterned glass door leads into the Hallway that provides access to all but one room in the property. Contains radiator, smoke/heat alarm, booster control for heating/hot water, carpet, **Coat Cupboard** (0.80m x 0.80m) containing the electric meter and **Linen Closet** (1.50m x 0.90m) with Megaflow hot water tank and shelving.

Kitchen

4.00m x 2.70m

There is a timber door to the right on entering the Hallway providing access to the Kitchen that benefits from stunning sea views towards the Islands of Whalsay and Out Skerries. Contains fitted timber cabinets with worktops, porcelain sink, tiled and stainless-steel splashbacks, standalone fridge/freezer, integral Zanussi double oven, integral hot plate, breakfast bar area, five double sockets, telephone point, laminate flooring and "v" lined. An internal patterned glass door leads into the Living Room.

Living Room

4.27m x 4.50m

Also accessed from the Hallway, the Living Room is bright airy with the benefit of being open to the Sun/Dining Room. Contains three double sockets, telephone point, tv aerial point, radiator, smoke alarm and wood flooring.

Sun/Dining Room

5.00m x 2.52m

Steps lead into this versatile area currently being used as a Dining Room. The large double glazed, timber framed windows on the north and east provide for panoramic sea views across Lerwick Harbour to Bressay and north to Whalsay and Out Skerries. Contains "v" lining, four double sockets, radiator, laminate flooring and a external pvc double glazed door leads to the rear garden grounds and patio area.

Wet Room

2.90m x 1.60m
(1.23m)

Opposite the Living Area across the Hallway is the Wet Room that has a patterned window facing east. Contains sink, built-in timber cupboard, toilet, walk-in shower, radiator, non-slip flooring and is part "v" and wet wall lined.

Double Bedroom 1

2.90m x 3.73m

This Double Bedroom is situated on the southeast corner of the dwellinghouse with a window overlooking the elevated front garden. Contains two double sockets, radiator, carpet and a small built-in **Cupboard** (0.68m x 0.50m) with shelving.



View from Kitchen window



Accommodation *cont'*

Double Bedroom 2 2.60m x 2.80m

This Double Bedroom has a south facing window overlooking the front garden grounds. Contains two double sockets, radiator, built-in shelving, small cupboard and carpet.

Double Bedroom 3 2.67m x 5.31m

Situated at the end of the Hallway, this Double Bedroom also has a south facing window overlooking the front garden. Contains four double sockets, tv aerial point, radiator and built-in large **Wardrobe** (0.63m d) with sliding doors.

External

From the public parking area there is a flight of concrete steps leading down to a timber gate providing access to the enclosed, private garden grounds, which are mainly bounded by a timber fence and established bushes/hedges.

The semi-detached dwellinghouse has a concrete pathway providing access to the south side of the property and paving slabs leading to the front door on the gable end.

Sloped grassed areas, mature trees and bushes are within the maintained garden grounds. Further featuring gravelled and patio areas to enjoy the stunning sea views north and for some alfresco entertaining in the summer months. There is an outside cold water tap just below the Kitchen window and two timber sheds providing for ample storage or garden equipment.

Information

General Information

- Heating by way of electric boiler with wet radiator system.
- Mains water and drainage.
- Mainly double glazed pvc windows/doors throughout unless otherwise stated.
- Interlinked smoke/heat alarms installed.
- Washing machine and fridge/freezer are included in the sale.
- Furniture items are available by negotiation.
- Council Tax Band D.
- Home Report available.
- More photographs are available on our website www.anderson-goodlad.co.uk

Directions

Travel north out of Lerwick turning left onto Gremista Drive. Turn left onto Norstane at the Staneyhill Shop carry on up the hill and around to the right. The Property is situated on the right side of the road with the number on the fence. If you miss the first turn, there is a second turn off just after Staneyhill Community Hall.

Places of Interest

- Walks across Staney Hill and down to Lerwick
- Staneyhill Shop
- Staneyhill Community Hall
- Harbro agricultural shop and Marts Cafe
- Good town bus services that runs throughout the day



Double Bedroom 1



Double Bedroom 3

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.

