

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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4 Breiwick Road, Lerwick, Shetland, ZE1 0AS

A fantastic opportunity to purchase this two-bedroom, two storey family home in a quiet residential area of Lerwick.

The property is in move-in condition and also benefits from ample off-road parking with easy to maintain garden grounds.

Commercial Street is a few minutes away with its retail/trade shops and commercial businesses, cafés, bars, local grocery shop and along the shore front is the small boat harbour and Bains Beach which can be accessed easily at low tide for wild water swimming.

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, single person or young family.

Offers over **£190,000** are invited

Accommodation	<u>Ground Floor</u> :- Entrance Hallway, Living Room, Kitchen and rear Porch with Laundry Room. <u>First Floor</u> :- Two Double Bedrooms and Shower Room.
External	Ample off-road parking and front and rear grassed areas.
Viewings	Highly recommended. Please contact the Seller on 07384 699 795 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(41)

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

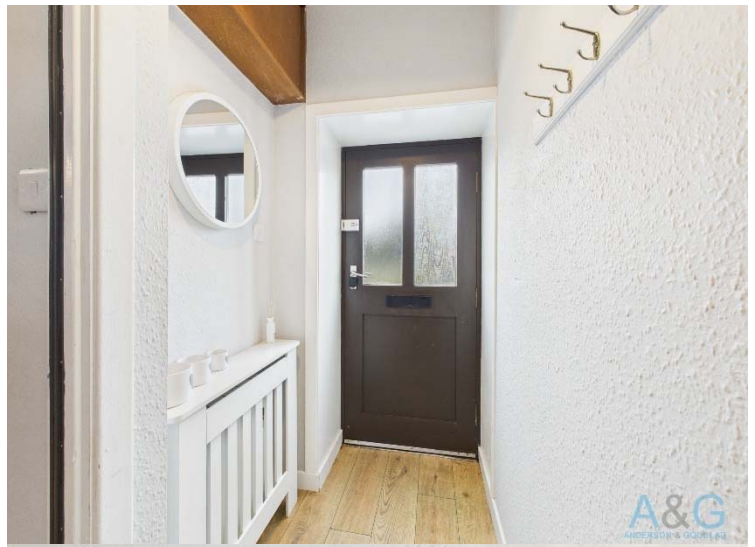
Anderson & Goodlad, Solicitors

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Ground Floor

<p>Entrance Hallway</p>	<p>From the tarred drive entry to the dwellinghouse is obtained via a timber external door with patterned double-glazed panes. The Entrance Hallway contains a double socket, small panel heater, coat hooks and cupboard containing the electric meter. A door to the right leads into the Living Room and staircase leading to the First Floor.</p>
<p>Living Room</p>	<p>An internal glass paned door from the Hallway leads into the spacious Living Room that has a south facing window looking out over the front garden. Contains three double sockets, aerial point, panel heater and smoke/heat alarm.</p>
<p>Kitchen</p>	<p>Another internal glass paned door leads into the Kitchen situated at the rear of the dwellinghouse with a window overlooking the drying green. Contains modern white gloss cabinets with dark work-top, stainless steel sink, integral electric oven, integral induction hob and extractor fan, a single socket, three double sockets and panel heater.</p>
<p>Rear Porch & Utility Room</p>	<p>A timber door leads into the rear Porch and Utility Room with an external timber door with glass panes providing access to the tarred driveway and rear garden. Contains a single socket, plumbing for a washing machine, window overlooking rear garden, shelving, coat hooks and cupboard (0.91m x 1.34m) contain a double socket and convenient under stair storage.</p>



First Floor

<p>Staircase & Landing</p>	<p>The staircase (with handrails) has a window in the gable end providing ample light for the Landing that contains small panel heater, smoke/heat alarm and loft access.</p>
<p>Shower Room</p>	<p>At the top of the staircase is a Shower Room with a window facing north overlooking the rear garden. Contains a corner shower, fitted vanity with sink and mount mirror above, fitted cistern with toilet, towel heater, mirrored cabinet and laminate flooring.</p>
<p>Double Bedroom 1</p>	<p>This spacious Double Bedroom benefits from its south facing aspect with a good-sized window overlooking the front garden. Contains three double sockets, large panel heater, walk-in wardrobe (0.93m x 2.24m).</p>
<p>Double Bedroom 2</p>	<p>This Double Bedroom has a window overlooking the rear garden and contains two double sockets, panel heater and cupboard (0.58m x 1.17m) containing the Megaflo water tank and shelving.</p>

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External

The Property is bounded by a combination of concrete block walls, post and wire fencing and timber slats. It has ample off-road parking and a small, grassed area at the front of the Property enjoying a south facing aspect.

The rear garden contains the drying green, outside water tap and established bushes and trees. There is also a timber garden shed in the rear corner providing for extra storage for outside maintenance equipment.

Information

General Information

- Heating by way of electric heaters.
- Interlinked smoke/heat alarms installed.
- Mains water and drainage.
- Wood effect laminate flooring on the ground floor and carpet on staircase and first floor unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Council Tax Band C.
- Home Report available.

Directions

From the roundabout at St. Columba's Church drive up Knab Road away from Lerwick Harbour. Take the second left hand turn onto Breiwick Road (which also turns off to the right). Number 4 is the second driveway on the left.

Places of Interest

- Stunning coastal walks
- The Town Centre is within easy walking distance with retail shops, commercial outlets, cinema and restaurants.
- Tesco, Islesburgh Community Centre, play parks, Library, Bells Brae Primary School and Gilbert Bain Hospital and Health Centre are all close by.



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.

