

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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18 Nederdale, Lerwick, Shetland, ZE1 0SA

Situated within a quiet, established, residential development, this semi-detached, two storey family home abuts the public park to the rear of the Property and is within easy walking distance to Sound Primary School and Anderson High School.

The neutral décor provides ample opportunity to put one's individual taste and style into the fabric of the dwellinghouse. The Property benefits from easy to maintain front and rear gardens with a single car garage located close by.

The Town of Lerwick offers substantial services and facilities that are within close proximity including Sound Service Station, Tesco, Gilbert Bain Hospital, Health Centre, DIY shops and Clickimin Leisure Centre.

This Property presents an ideal opportunity for a first-time buyer, professional couple, as a buy to let or as a family home given its proximity to the local schools.

Offers in the region of **£170,000** are invited

Accommodation

Ground Floor:- Vestibule, WC, Cloakroom, combined Living Room & Dining Area and Kitchen.

First Floor:- Three Double Bedrooms and Bathroom.

External

Two enclosed grassed areas to the front and rear with a single car Garage close by.

Viewings

Highly recommended. Please contact the Agents to arrange a viewing during business hours only.

Entry

Early entry is available once conveyancing formalities allow.

EPC Rating

D60

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

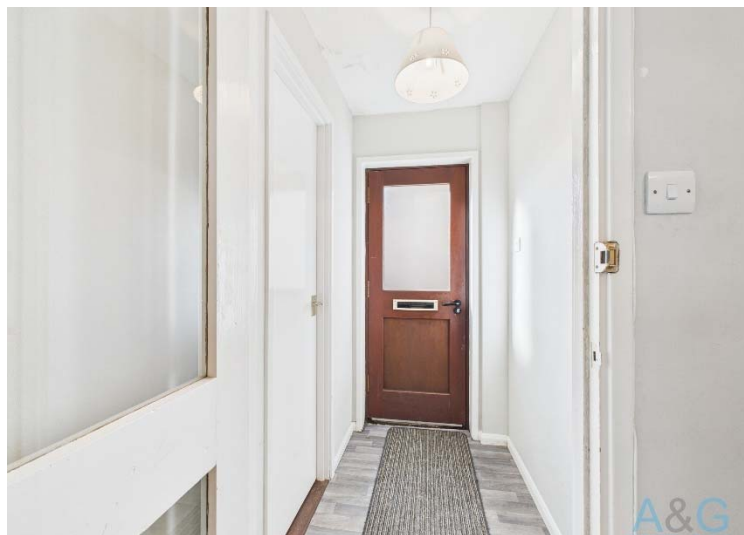
Anderson & Goodlad, Solicitors

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Ground Floor

Vestibule	Entrance to the Vestibule is located on the west gable with access being taken via concrete steps leading from the pedestrian footpath. Contains vinyl flooring and a wood, glass paned external door.
WC	A door to the right leads into a WC having a south facing window. Contains toilet, sink with tile surround, radiator and vinyl flooring.
Hallway	From the Vestibule a glass paned internal door leads into the Hallway providing access to all ground floor accommodation and stairs to the first floor. Contains under stair storage, a single socket, radiator and possible telephone line.
Cloakroom	The good-sized Cloakroom contains coat hooks and a cupboard providing access to the electric meter.
Combined Living Room & Dining Area	The spacious combined Living Room and Dining Area can be accessed via the Hallway and Kitchen. It is a well-lit space with windows to the north and south overlooking the garden grounds and contains two single sockets, two double sockets, two radiators, smoke/heat alarms and boost heat control.
Kitchen	The well-appointed Kitchen has a window overlooking the front garden to the north. Contains shaker style wood effect, soft-close fitted cabinets and imitation marble worktop (all in good condition), stainless steel sink, extractor fan, Bloomberg washing machine, two single sockets, four double sockets, boost heating control, radiator and vinyl flooring.



First Floor

Staircase & Landing	A west facing window provides natural light into the Staircase that leads to the first floor Landing , which contains a single socket and smoke/heat alarm. There is a Linen Closet (0.93m x 0.49m) with shelving and Cupboard (2.12m x 0.81m) containing the Megaflow hot water tank and access to the loft which is insulated.
Double Bedroom 1	Situated at the front of the property with a window facing north, this Double Bedroom contains a single socket, a double socket, tv aerial wires, radiator and Wardrobe (0.52m x 1.25m) with hanging space.
Double Bedroom 2	This good-sized Double Bedroom also has a window overlooking the front garden. Contains a single socket, two double sockets and radiator.
Double Bedroom 3	This Double Bedroom has a south facing window overlooking the rear garden and public park. Contains a single socket, a double socket, radiator and Wardrobe (0.93m x 0.70m).



First Floor *cont'*

Bathroom

The family Bathroom has a window facing south and contains a white three-piece suite (sink, toilet and bath with shower), glass screen, tiled splashback, mounted mirror, extractor fan, radiator and vinyl flooring.

External

The easy to maintain garden grounds lie to the front and rear of the property. They are bounded by a high timber slat fencing at the front providing for a private drying area and low timber slats fencing to the rear south facing garden and with some landscaping would be ideal for alfresco entertaining. Access to both is via the public pedestrian footpath to the west running along the gable end of the dwelling.

There is a south facing Satellite dish situated below the Living Room window.

The Property benefits from a single car **Garage** (2.52m x 4.94m) with a metal up and over door situated within a terrace of four.

There is ample non-exclusive road parking within the Development.

Information

General Information

- Heating by way of electric wet boiler system supplying radiators.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Council Tax Band C.
- Home Report available.

Directions

Heading south out of Lerwick take the second left hand turn after Sound Service Station signed posted Nedersund. Thereafter, take the second right hand turn into Nederdale signed posted No.s 1 to 52. Carry on along the road pasted the garages on the left. 18 Nederdale is at the rear of the garages.

Places of Interest

- Cickimin Broch
- Sound Primary School with a fish shop and butcher on the way
- Sound Service Station
- Anderson High School
- Close to play park and open reserve
- Sands of Sound beach

The Property is SOLD AS SEEN

Vetting Caveat from Scottish Police Authority

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money Laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

- where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or
- where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or
- where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.

Failure to provide the information required and the signed Declaration may result in an offer not being considered".



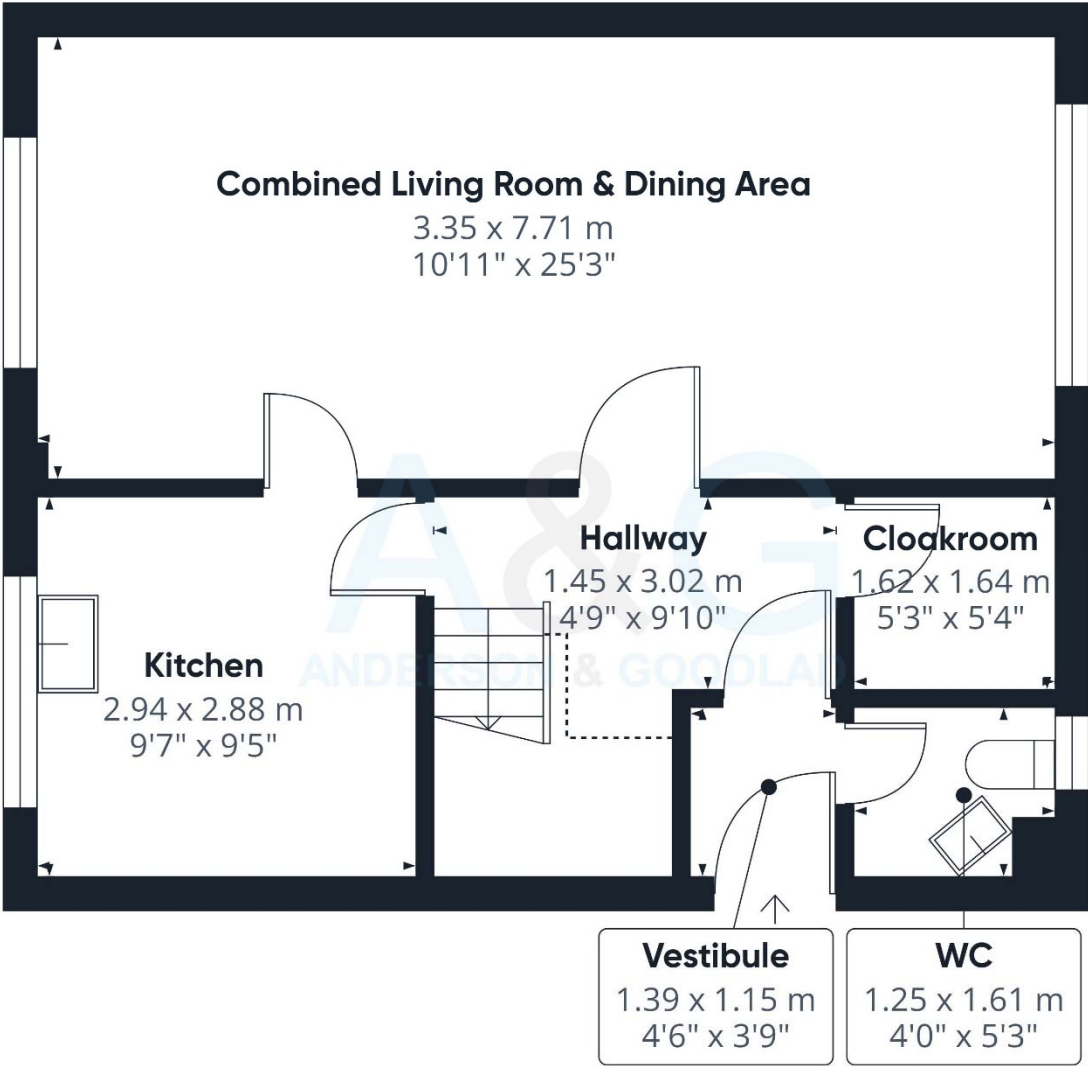
Double Bedroom 1



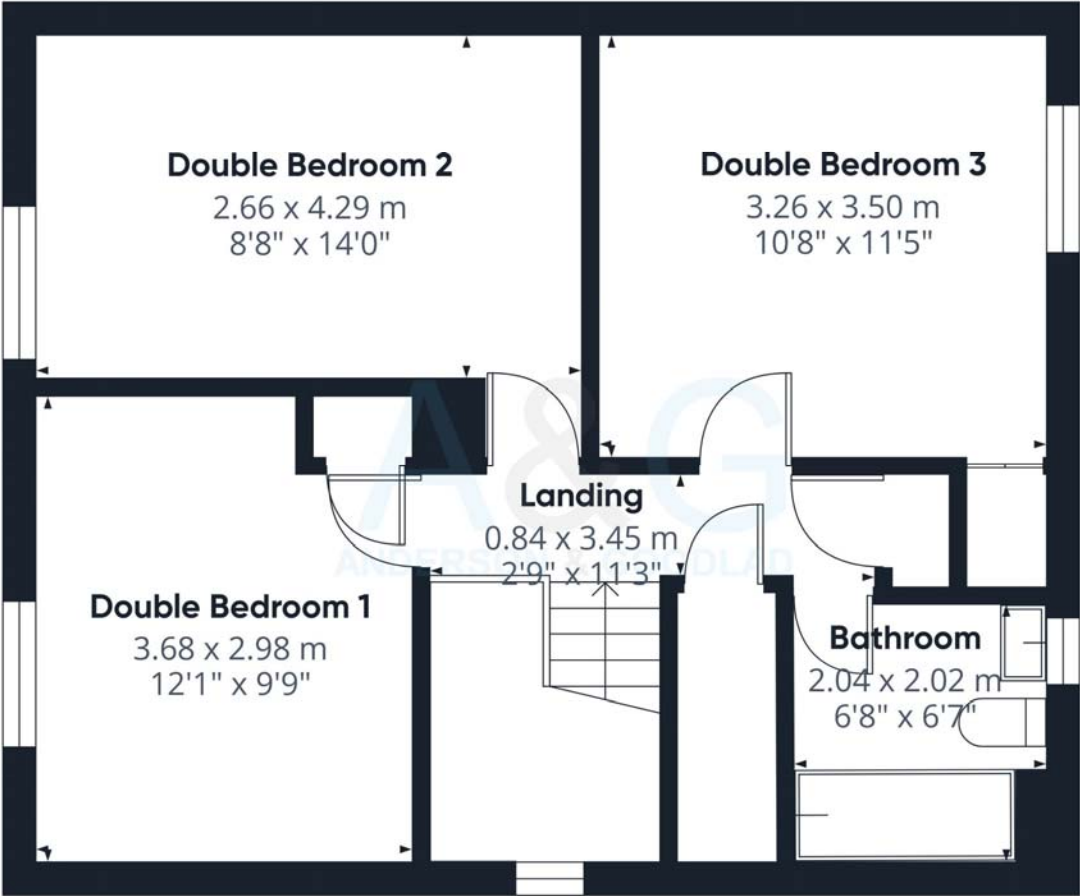
Double Bedroom 3



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.



Ground Floor



Floor 1