



## 17 Nederdale, Lerwick, Shetland, ZE1 0SA

Situated a short walk from the picturesque Sands of Sound beach and adjoining a public reserve, this semi-detached, three bedrooomed, family home is located on the outskirts of a quiet, residential development close to Sound Primary School and Anderson High School.

Given the interior is a blank canvas, the property presents a fantastic opportunity for the new owner to decorate to their own style and taste. It benefits from easy to maintain front and rear enclosed garden grounds with a single car, lock-up 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, Lerwick base or as a family home given its handy location.

Offers in the region of £175,000 are invited

<b>Accommodation</b>	<p><u>Ground Floor</u>:- Vestibule, WC, Cloakroom, combined Living Room &amp; Dining Area and Kitchen.</p> <p><u>First Floor</u>:- Three Double Bedrooms and Bathroom.</p>
<b>External</b>	Two enclosed grassed areas to the front and rear with a single car, lock-up Garage close by.
<b>Viewings</b>	<p><b>Highly recommended.</b> Viewings to be carried out during business hours only. Please contact the Agents to arrange.</p>
<b>Entry</b>	Early entry is available once conveyancing formalities allow.
<b>EPC Rating</b>	D(71)

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

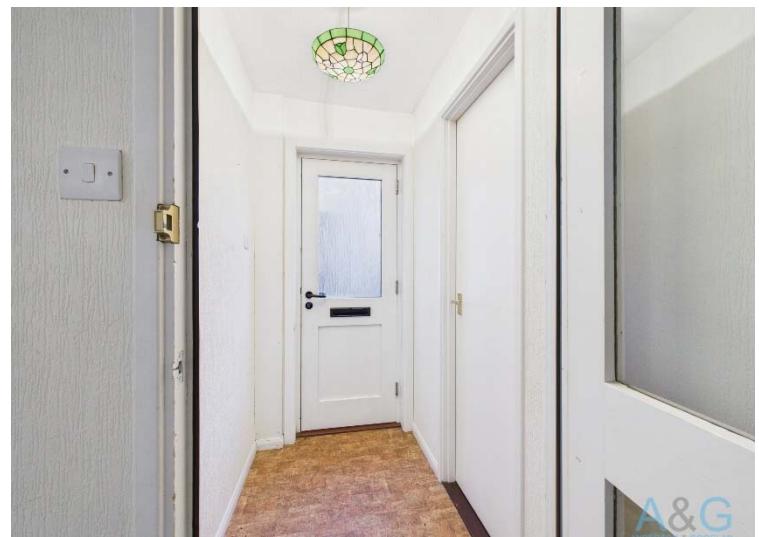
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## Ground Floor

Vestibule	From the footpath a concrete step and external timber door with glass patterned window leads into the Vestibule, which is situated on the east gable and contains linoleum flooring.
WC	A convenient ground floor WC with a patterned window facing south contains a white two-piece suite (toilet & corner sink), radiator and linoleum flooring.
Hallway	A glass paned internal door leads into the Hallway providing access to all ground floor accommodation and stairs to the first floor. Contains a single socket, telephone socket, radiator, smoke/heat detector and useful under stair storage.
Cloakroom	Immediately on entering the Hallway, the good-sized Cloakroom is situated to the left. Contains coat hooks, shelving and a cupboard containing the electric meter.
Combined Living Room & Dining Area	This spacious combined Living Room and Dining Area has doors leading direct to the Kitchen and Hallway and benefits from good-sized windows with north and south aspects overlooking the front and rear of the Property. Contains three double sockets, telephone socket and radiator.
Kitchen	The Kitchen has a window facing North overlooking the front garden. Contains fitted cabinets, worktops, stainless steel sink, tiled splashback, extractor fan, dishwasher, four single sockets, four double sockets, radiator, smoke/heat detector and linoleum flooring.



First Floor	
Staircase & Landing	There is a window in the gable end at the mid-landing. The first floor <b>Landing</b> (3.45m x 0.84m) contains a single socket and smoke/heat detector. A <b>Cupboard</b> (0.80m x 2.16m) provides access to the water tank and loft access. With a convenient <b>Linen Closet</b> (0.51m x 0.85m) situated at the end of the Landing close to the Bathroom.
Bathroom	A patterned south facing window provides for a light filled Bathroom that contains white three-piece suite (bath, incl. shower with clear screen and fitted vanity with integral toilet and sink), radiator, wet wall, and linoleum flooring.
Double Bedroom 1	With a window facing south this Bedroom overlooks the rear garden and public reserve. Contains two double sockets, built-in wardrobe (0.71m x 0.84m) and a larger fitted double wardrobe with sliding mirror doors.
Double Bedroom 2	This Bedroom has a window overlooking the front garden to the north. Contains a double socket and radiator.



## First Floor cont'

### Double Bedroom 3

Also having a north facing window, this Bedroom contains a double socket, radiator and built-in wardrobe (1.31m x 0.54m). In addition, there is a large fitted, double wardrobe with sliding mirror doors.

## External

The easy to maintain garden grounds lie to the front and rear of the property. They are bounded by 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 maintenance and landscaping, would be ideal for alfresco entertaining. Access to both is via the footpath to the east running along the gable end of the dwelling.

The Property benefits from a single car, lock-up **Garage** 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. 17 Nederdale is opposite the last group of garages to the south.

### 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 2



Double Bedroom 3

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

