

# inksters

solicitors



## **4 BEDROOM DETACHED DWELLING**

Skersund, Upper Sound, Lerwick, Shetland, ZE1 0SU

**Offers over £180,000**



**Ideal four-bedroom family home, in “move into” condition, with early entry date. A large mature garden surrounds the property, with pedestrian access to Sound School, Sound Hall, Multicourt and Play Area. In popular area of Lerwick, within 10 minutes walking distance of Clickimin Leisure Centre, Hospital and Health Centre. On main bus route to and from Lerwick town centre. Hardwood double-glazed windows. District Heating by means of radiators throughout the property, with additional feature open fire in the lounge. Curtains, floor coverings and light fittings included in sale. White goods subject to separate negotiation. Viewing is highly recommended.**

**Entrance Vestibule**

2.70m x 1.01m

Glazed entrance vestibule with hardwood, half-glazed door. Terracotta tiled floor.

**Inner Hallway**

4.38m x 3.86m

Very spacious inner hallway, leading to lounge, kitchen, 2 double-bedrooms, family bathroom and piranha pine staircase to first floor. Cloakroom. Oak glazed doors. Phone point. Carpet.

**Lounge**

4.33m x 4.74m

Attractive bright room with two double-glazed windows with views to Ness of Sound and Bressay. In addition to the radiator, there is an open fire, with ash collection by chute to basement. TV point. Carpet.

**Dining Kitchen**

4.35m x 4.19m

Good-sized family dining kitchen, with double-glazed window, overlooking garden. Good range of mahogany kitchen units. Laminate work surface. Built in cooker and solid plate hob. Stainless steel sink and drainer. Freestanding fridge and dishwasher. Ceramic tiled floor. Leads to Utility Room.

**Utility Room**

3.89m x 1.83m

With double-glazed windows. Cupboard housing district-heating boiler. Laminate work surface, with below counter fridge, freezer, washing machine and tumble dryer. Bamboo floor. Leads out through back door, to decking and clothes drying area.

**Bedroom 1**

3.62m x 3.23m

Double bedroom with double-glazed window. Large triple built in wardrobe, with louvre doors. Carpet. TV point.

**Bedroom 2**

3.77m x 3.62m

Double bedroom with double-glazed window. Presently used as study/guest bedroom. Telephone point. Carpet.





**Family Bathroom** 3.32m x 1.80m (excluding shower cubicle)  
 Good sized family bathroom, with opaque glazed window. White suite, comprising bath, w.c. and vanity unit with wash hand basin. Shower cubicle, with mains shower. Vinyl flooring.

**First Floor**

**Landing**  
 Floored cupboard accessing storage.

**Bedroom 3 (Master Bedroom)** 4.73m x 3.83m  
 Very spacious bright double bedroom, with full wall of built-in cupboards with louvre doors. Double-glazed window with beautiful views of Ness of Sound, Breiwick Bay and Bressay. Telephone point. Carpet.

**Bedroom 4** 4.69m x 3.91m  
 Bright double bedroom. Double-glazed window, with views of Ness of Sound, Breiwick Bay and Bressay. Built-in desk. Door to eaves storage.

**Shower Room** 2.65m x 2.36m  
 Fully tiled shower room with opaque glazed roof light. Large shower

cubicle with mains shower. Wash hand basin and w.c. Vinyl flooring. Hatch to fully insulated loft. Access to eaves storage.

**Cellar**  
 There is a large cellar with window, accessed by small door in basement. This provides excellent storage, and part could be utilised as a workshop. Ash collection point.

**Garden**  
 The large well maintained garden (approx quarter of an acre) surrounds the house on all four sides. There is a decking area outside the back door and another in a sheltered spot. Small shed. On one side of the garden there is an attractive school wildlife area and on the other a small playground – this assists in giving the feeling of relative seclusion.

**Double Garage/Workshop with parking area**  
 The large garage/workshop with inspection pit and parking area is situated adjacent to the main road.

**Entry Date**  
 Negotiable.

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#### Viewing

Through Inksters on 0845 241 1222.  
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

#### Directions

Driving out of Lerwick on the south road Skersund is the first house on your left hand side as you pass the Sound Public Hall. You will see the double garage and can pull into the parking area in front of the garage.

#### Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and are taken to the widest point. We have not tested the electricity or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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Reference: 11448