

# 24 Robertson Crescent

## Offers over £165,000

24 Robertson Crescent, Lerwick, Shetland, ZE1 0HS





## Overview

Extended semi-detached three bedroom property in popular central residential area of Lerwick. Very conveniently located for Bell's Brae Primary School, Lerwick Health Centre, Gilbert Bain Hospital and Clickimin Leisure Centre. The property is also within walking distance of Lerwick Town Centre and the Toll Clock Shopping Centre. The property sits on a corner plot and benefits from a tarred parking area for three/four cars, a large paved patio and a chipped drying area with rotary clothes dryer. The back garden has a raised timber deck seating area and a garden shed.

The lounge is particularly spacious with a triple window to the front of the property providing an open aspect over Clickimin. A second window faces south and the lounge has wood laminate flooring. There is a large dining room with wood laminate flooring and glazed double doors leading to the lounge. The fitted kitchen includes integral freezer, concealed cooker hood, inset sink unit, tiled splashbacks and plumbing for dishwasher and washing machine. The dishwasher is included in the sale along with the freestanding double electric oven and fridge. The bathroom comprises a white three piece suite including wash hand basin, set in a fitted vanity unit, and W.C. with concealed cistern. On the first floor there are 3 double-bedrooms one with an en-suite shower room. There is also a large floored and lined attic.



## Accommodation

<b>Hall</b>	
<b>Lounge</b>	5.60m x 5.40m
<b>Dining Room</b>	4.30m x 3.75m
<b>Kitchen</b>	3.70m x 2.60m
<b>Bathroom</b>	2.60m x 1.45m
<b>Bedroom 1</b>	4.20m x 2.95m
<b>En-suite Shower</b>	2.95m x 0.75m
<b>Bedroom 2</b>	3.75m x 2.40m
<b>Bedroom 3</b>	3.35m x 2.60m
<b>Attic</b>	4.95m x 2.65m

### Windows

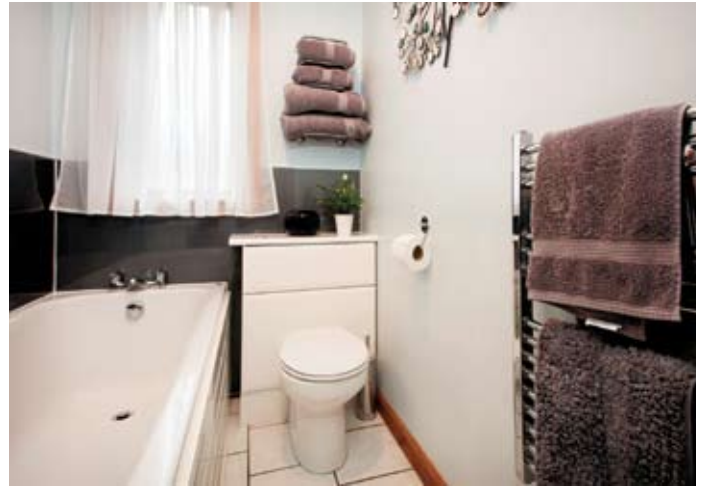
Windows are a combination of double-glazed PVCu-framed windows, double-glazed timber framed windows and triple-glazed timber framed windows.

### Heating

Electric storage radiators backed by electric panel radiators.

### Viewing

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



## Additional Information

### Entry Date

Negotiable.

### Home Report

A Home Report is available for this property with a valuation of £165,000

### Travel Directions

Robertson Crescent runs between the bottom of Hayfield Lane, by the Clickimin, and Anderson Road. No. 24 is situated at the top of the bend as the road turns round towards Anderson Road.

### Shortcut

A gate from the garden gives access to Robertson Lane which leads to Hayfield House and the play park there, and Gilbertson Road, providing a shortcut for walking to Bell's Brae School, the Gilbert Bain Hospital and into the town centre.

### Offers

All notes of interest and offers should be made to:-  
Inksters - Solicitors, Baltic Chambers, 50 Wellington Street,  
Glasgow G2 6HJ

tel: 0141 229 0880

fax: 0141 229 0550

e-mail: [property@inksters.com](mailto:property@inksters.com)

### 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.