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2 BEDROOM TERRACED HOUSE

2 Andrewstown Terrace, Lerwick, Shetland, ZE1 0SY

Offers Over £148,000



Must be viewed to be fully appreciated. This is a two-bedroom terraced property, with modern décor, in walk-into condition. It has beautiful views over the Clickimin Loch, and is in walking distance of Sound School, shops and the Clickimin Leisure Centre.

The property is entered through a half-glazed entrance door to the hall with laminate flooring. A fully glazed door then leads to the inner hallway with laminate flooring leading to both bedrooms, bathroom, utility room, stairs and garage. There are two double bedrooms (one to the front and one to the rear of the property). Both bedrooms have built-in double wardrobes with sliding doors, one of which also provides access to understair storage space. One bedroom is carpeted and the other has laminate flooring. The beautiful bathroom is newly refurbished, with three piece white suite and corner cubicle with electric shower. The bathroom also benefits from slate effect ceramic floor tiles with underfloor heating. The utility room contains a stainless steel sink and drainer, with cupboard below and is plumbed for a washing machine and has space for a tumble dryer. A half-glazed door leads from the utility room to the back garden with clothes drying area.

The main apartments are situated on the first floor. The kitchen has a window to the back of the property, with a lovely view over Clickimin Loch to the Clickimin Centre. There is a good selection of wooden wall and base units with a wood effect worktop with tiled splashback and a full-height built-in cupboard with louvre doors. The kitchen further benefits from a double basin stainless steel sink, with drainer and pull out tap to rinse dishes easily. The kitchen has slate effect floor tiles with underfloor heating. From the kitchen there is an open area leading to the dining area/office space. The Lounge has a window overlooking Clickimin Loch and Lochside. There is a feature fireplace with electric fire. The lounge has laminate flooring with double patio doors to the front of the property leading to a tiled balcony with views towards Upper Sound, Bressay and out to sea. The balcony is situated over a good sized integral garage containing storage shelves and with electric connections for a freezer and fridge freezer or the like. There is off road parking to the front of the property.

All curtains, blinds, carpets and light fittings are included in the sale. White goods and certain items of furniture are subject to separate negotiation.



Accommodation

Ground Floor:

- Entrance Hall
- Inner Hallway

Bedroom 1	3.77m x 3.50m
Bedroom 2	5.10m x 2.90m
Bathroom	3.43m x 2.38m
Utility Room	2.22m x 2.02m

First Floor:

Kitchen	5.08m x 2.90m
Dining Area/Office	4.81m x 2.04m
Lounge	5.07m x 4.52m
Balcony	4.04m x 3.58m
Integral Garage	5.42m x 3.65m

Heating

The heating is electric throughout, with night storage radiators and panel radiators. There is underfloor heating in the kitchen and bathroom.

Glazing

The property benefits from Nordan double-glazed windows throughout.

Water System

A new mega flow water system has been installed with new plastic pipes throughout.

Entry Date: Negotiable.

Viewing

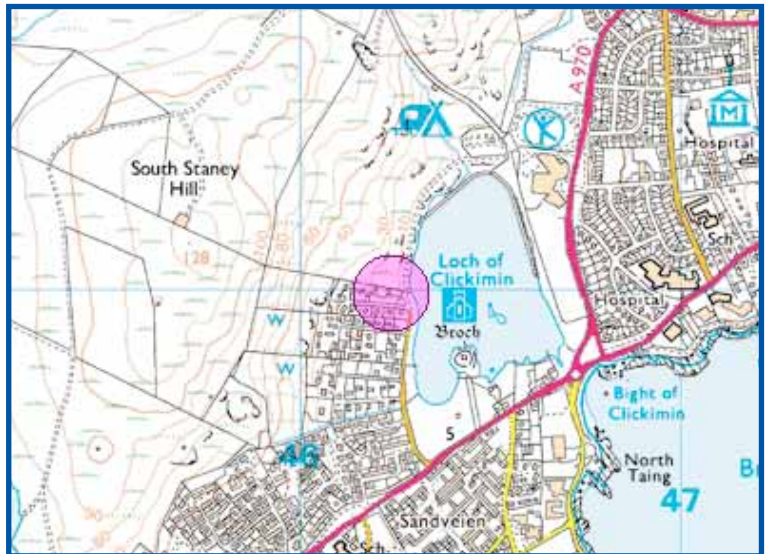
Through Inksters on 0845 241 1222.
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

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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.co.uk

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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