

12 Gilbertson Road

Offers over £145,000

12 Gilbertson Road, Lerwick, Shetland, ZE1 0HN





Overview

Two bedroom semi-detached house, well maintained and in excellent decorative order, situated within a short walking distance of Bell's Brae Primary School, shops, Health Centre and Hospital. There is a well maintained front garden, a parking area and garage to the side of the property and a mainly paved back garden with small shed and greenhouse.

Entering by the front door, there is a small hallway that leads to the lounge and the stairs. The lounge has a gas feature fire and large window overlooking the front garden. The modern kitchen is accessed from the lounge. It has a good selection of oak wall and base units, stainless steel sink and tile effect laminate floor. The Rangemaster Professional Cooker (electric oven and gas hob) and Dishwasher are subject to separate offer. Moving from the kitchen one accesses a cloakroom with toilet, washhand basin and washing machine; and the door leading to the back garden. On the first floor, there are two double bedrooms and a shower room. The bedroom to the front of the property has full width built in storage with mirror doors and also a separate built-in linen cupboard. There is a second double bedroom overlooking the back of the property. The shower room has a large shower enclosure with Triton electric shower, toilet and washhand basin. There is a storage cupboard at the top of the stairs and also access, by means of the wooden loft ladder, to a floored loft space. The loft has a Velux roof light, telephone point and eaves storage. With the exception of the kitchen, shower room and cloakroom, the property is carpeted throughout.



Accommodation

Lounge	4.05m x 3.86m
Kitchen	3.90m x 2.61m
Cloakroom/Utility Room	

First Floor:	
Bedroom 1	3.63m x 3.20m
Bedroom 2	3.62m x 2.96m
Shower Room	2.27m x 1.56m

Loft	3.62m x 3.55m
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Heating

The property has oil-fired central heating throughout by means of a Worcester Heat Slave boiler. In addition there is a gas fire in the lounge.

Glazing

The property benefits from hardwood double-glazed windows throughout.

Extras

The curtains, floor coverings and light fittings are included in sale. The cooker, dishwasher and wardrobe in Bedroom 2 are subject to separate offer.



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Additional Information

Viewing

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

Travel Directions

Travelling up Gilbertson Road from the junction with North Road then the property is on your left hand side just past the junction with Cheyne Crescent.

Note

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