

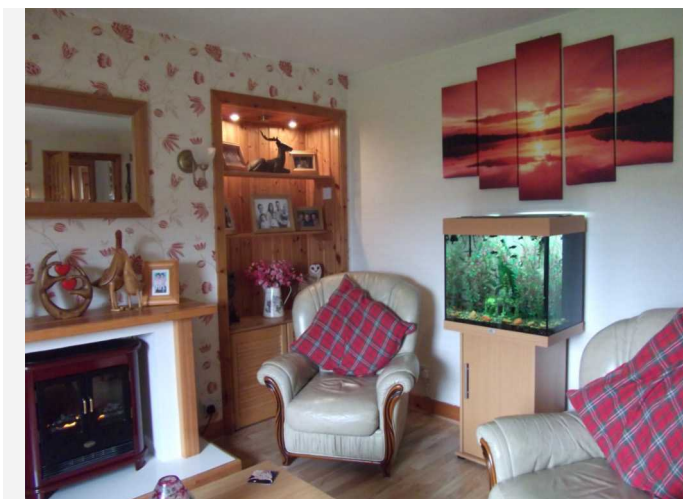


26 Russell Crescent
Lerwick
SHETLAND
ZE1 0QS



This is a 3-bedroomed semi-detached house, in walk-into condition, in a central position in Lerwick, within easy walking distance of the Hospital, Bell's Brae School, the new Anderson High School, Clickimin Leisure Centre and Lerwick Health Centre.

There is a large driveway to the front door, which can accommodate 4 cars, and an established rockery. A grassed drying green, brick garden shed and enclosed outside sitting area are to the side of the property.



Further Detail

The front door opens into a small porch with cupboard. The Lounge, Dining Kitchen and Bathroom are on the ground floor. The carpeted stairs lead to 3 bedrooms and a Shower Room.

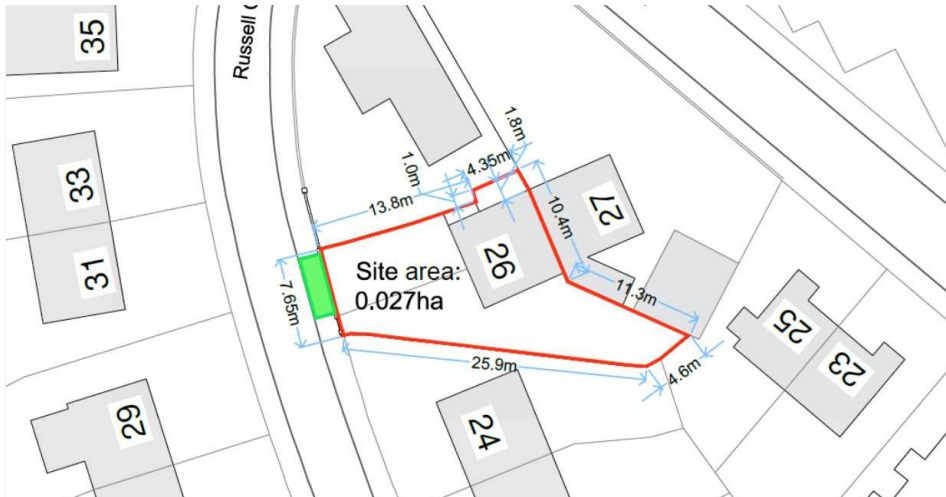
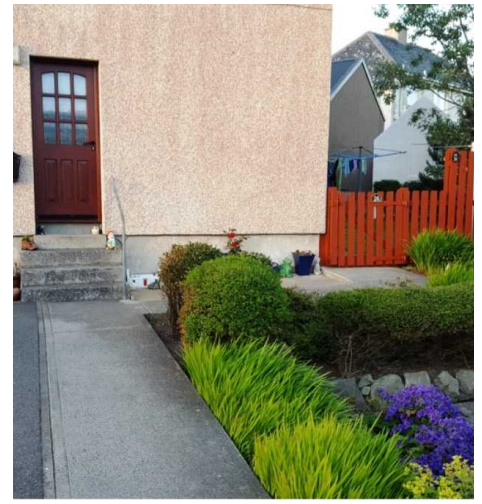
The Lounge is a bright, well lit room, with built-in shelving on one wall. The Dining Kitchen is to the rear of the property and has a back door into the garden. There are light wood shaker style base and wall units, with spaces for cooker, dishwasher, tumble dryer, washing machine, fridge and freezer. There is also an in-built cupboard housing the hot water tank with shelving above. The Bathroom has a 3-piece white suite, electric towel rail and ceramic tiled floor.

Upstairs, Bedroom 1 is to the front of the property and has a built-in cupboard. Bedroom 2 and Bedroom 3 are to the rear of the property. There is a large loft, which could be further developed, subject to obtaining any necessary local authority consents.

The Lounge, Dining Kitchen, and all 3 bedrooms have laminate flooring.

Measurements

Lounge/Living Room	4.47m x 4.01m
Dining Kitchen	5.21m x 2.66m
Bedroom One	3.90m x 2.90m
Bedroom Two	3.73m x 3.00m
Bedroom Three	3.83m x 2.59m
Shower Room	2.08m x 1.21m
Bathroom/WC	2.54m x 1.58m



Heating

Heating is by means of storage heaters downstairs, and panel heaters upstairs, and electric towel rail in bathroom.

Glazing

The property has double-glazed hardwood windows and doors.

Extras

Some white goods may be available for sale, subject to separate negotiation.

Viewing

Through Inksters on 0345 241 1222 or e-mail property@inksters.com or fill up the viewing request form online at shetlandproperty.com

Travel Directions

If you enter Russell Crescent from Cairnfield Road then the property is the first one you come to on your left hand side.

If you enter Russell Crescent from Clickimin Road then the property is the last one on your right hand side just before you enter Cairnfield Road.

Entry Date

Negotiable.

Home Report

A Home Report is available for this property with a valuation of £200,000 and an EPC rating of D.

Contact

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Note

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