

## PROPERTY SCHEDULE



### **80 NORTH LOCHSIDE LERWICK**

This is a two storey, 2 bedroom semi-detached end terraced stone built town house with mature garden, Shed and Garage. It is situated in a central location convenient for the Clickimin Leisure Centre, the new Anderson High School, Tesco and the Coop.

**EPC RATING**

Band C (72)

**PRICE**

Offers over £180,000

**VIEWING**

Contact our Reception

**ACCOMMODATION**

Entrance Porch, Sitting Room, Kitchen, Two Bedrooms, Shower Room and Conservatory.

# 80 NORTH LOCHSIDE, LERWICK, ZE1 0PJ

The property is a former Council house built c. 1955 and is part of a large housing scheme and is connected to the District Heating Scheme. The Front Porch was added during the early 1990s and the Sun Room approximately 17 years ago.

The windows are double glazed PVCu framed windows. The front and rear boundaries are defined by concrete walling and wire and timber fencing.

## Accommodation comprises:

### Ground Floor

#### **ENTRANCE PORCH** - (Approx. 2m x 2.6m)

Central strip light. Radiator. Glass panel door leads into a small Corridor.

#### **CORRIDOR** – (Approx. 2m x 1.3m)

Fitted carpet. Coat rack. Radiator. One double socket. Glass panel door leading into the Sitting Room. Staircase.

#### **SITTING ROOM** - (Approx. 6m x 3.15m)

Large window facing West overlooking Clickimin Leisure Centre and the new Anderson High School. Another window situated to the rear faces East overlooking the back garden. Feature fireplace. Two ceiling light. Fitted carpet. Ample sockets. Further door leads through into the Kitchen.

#### **KITCHEN** - (Approx. 4m x 2.25m)

Fitted Kitchen with floor and wall mounted cupboards. Inbuilt cooker and Extractor, Dishwasher and Fridge. Linoleum flooring. Central ceiling light. Further door leads out towards the back garden to a Sun Room

#### **CONSERVATORY** – (Approx. 1.5m x 3m)

Two wall lights and Two double sockets. Door leading out into the back garden.

### First Floor

Accessed by the carpeted staircase. On the top landing there is a window facing South. Storage cupboard.

#### **BEDROOM 1** - (Approx. 4m x 3m)

Situated to the front of the house facing West overlooking Clickimin Leisure Centre. Fitted carpet. Cupboard. Single ceiling light. Radiator. Ample sockets.

#### **BEDROOM 2** - (Approx. 3.5m x 3m)

Overlooks the back garden with window facing East. Built in cupboard. Fitted carpet. Radiator. Double socket.

#### **SHOWER ROOM** - (Approx.

Window facing East. Toilet, sink with storage cupboard below. Triton Combi HP shower unit. Ceiling light. Linoleum flooring. Heated Dimplex towel rail.

## **GARDEN**

Easily kept garden to the front, side and back. Pathway leading up from the back door up through the garden to a Shed.

## **GARAGE – (Approx. 6m x 3.15m)**

Automatic up and over door. New windows to the South and East. Contains the District Heating System. Power points and strip lighting.

## **SHED – (Approx. 2.9m x 2.4m)**

Double glazed window. Strip lighting. Three double sockets. Linoleum flooring.

# **80 NORTH LOCHSIDE, LERWICK, ZE1 0PJ**



**Entrance Porch**



**Staircase leading up First Floor**



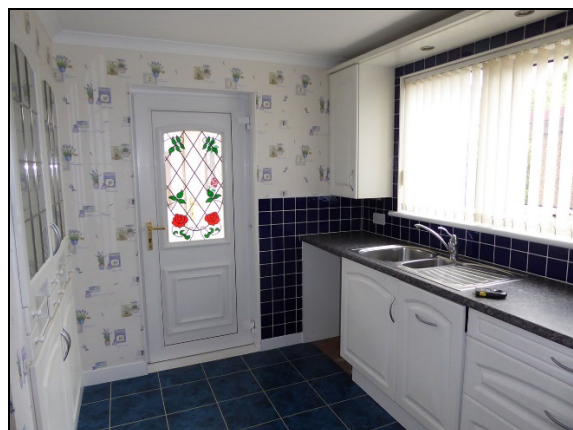
**Sitting Room**



**Sitting Room**



**Kitchen**



**Kitchen**



# 80 NORTH LOCHSIDE, LERWICK (contd.)



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Sun Room**



**Rear of Property**



**Garage**