

## PROPERTY SCHEDULE



### FOR RENT 39 GILBERTSON ROAD, LERWICK

Unfurnished semi-detached two bedroom dwellinghouse situated in a quiet position overlooking Gilbertson Park and within easy reach of local amenities. Available for let on a private residential tenancy subject to Landlord's approval of employer's and (if applicable) past/current landlord's references.

<b>ENTRY</b>	Available from 1 <sup>st</sup> February 2018 subject to approval of references
<b>RENT</b>	£700 per calendar month
<b>DEPOSIT</b>	£1,400
<b>VIEWING</b>	Contact our Reception
<b>ACCOMMODATION</b>	Living Room, Kitchen, 2 Bedrooms, and Bathroom
<b>EPC RATING</b>	D (64)
<b>LANDLORD REGISTRATION No:</b>	406776/360/15191

# 39 GILBERTSON ROAD, LERWICK

## Accommodation comprises:

### Ground Floor

#### VESTIBULE

- ❑ The half-glazed front door (with full length inner curtain) opens on to a small carpeted entrance hall fitted with a single radiator, mains connected smoke alarm and wall cabinet containing Hydro meter

#### LIVING ROOM

- ❑ Approx. 4.4m x 4.1m; Featuring 2 large double-glazed windows overlooking the front garden; 2 V-lined feature walls, one with shelving; 2 single radiators with thermostats; carpet; curtains, 4 double sockets and telephone socket; Access to Kitchen

#### KITCHEN

- ❑ Approx. 5.3m x 1.8m; With space for small dining table; wall and floor mounted cabinets; work surfaces; inset single drainer stainless steel sink; electric 4 hob cooker with oven, grill and Zanussi extractor hood; Fridge/freezer; Bosch washing machine; 2 radiators with thermo-stats; suspended clothes airer; large window overlooking rear garden (with curtains); vinyl flooring; 3 double and 1 single sockets at work surface level; broom cupboard contains District Heating exchange unit; fire blanket; half-glazed back door leads to back garden

### First Floor

#### BATHROOM

- ❑ Approx. 2.0m x 1.65m; White three piece bathroom suite with New Wave 2000 electric shower; combined radiator/towel warmer; medicine cabinet with double mirror doors; wall mirror; glass shelf unit; timber effect flooring; window

#### BEDROOM 1

- ❑ Approx. 4.1m x 3.1m; Coir carpet; walk-in wardrobe with louvre door, light, shelving and hanging rail; radiator with thermostat; 3 double sockets; double-glazed window (with curtains) overlooks front garden

#### BEDROOM 2

- ❑ Approx. 3.1m x 3.5m; Carpet; full height wardrobes line one wall, with louvre doors; radiator with thermostat; 2 double sockets; double-glazed window (with curtains) overlooks rear garden

**LOFT**

- For storage only

**GARDEN**

- Paved front garden with borders containing plants and shrubs; a path leads to the side and rear of the house, with steps down to the rear garden/drying green; a substantial timber garden shed is located to the side of the house

**Other Features**

- Double-glazed throughout; the house is heated by the District Heating Scheme; parking is available on Gilbertson Road.

**Directions**

39 Gilbertson Road is located opposite and slightly uphill from the entrance to Gilbertson Park

**References & Deposit**

An employer's reference must be provided and (if applicable) a reference from a current or past landlord. A deposit of £1,400 is payable at commencement of the tenancy, to be held by an independent approved Tenancy Deposit Scheme

**Outgoings**

The tenant will be responsible for all outgoing during the period of the tenancy (except for buildings insurance), including council tax, heating, electricity, telephone/broadband and TV licence (if required), and shall be required to open accounts with the appropriate service providers.





Living Room



Kitchen



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Front Garden



Rear Garden