

## PROPERTY SCHEDULE



### **12 TWAGEOS ROAD, LERWICK**

Ground floor two bedroom flat in semi-detached stone built house in this quiet residential location close to the town centre and within walking distance of all amenities. Providing spacious comfortable accommodation with fitted kitchen.

**EPC RATING**

E (46)

**PRICE**

Offers over £160,000

**VIEWING**

Contact our Reception

**ACCOMMODATION**

Vestibule, Hallway, Living Room, Kitchen, Two Bedrooms, Shower Room and Back Porch.

# 12 TWAGEOS ROAD, LERWICK, ZE1 0BB

This east facing ground floor flat in a two storey semi-detached stone built house is located on the west side of Twageos Road, with views towards Bressay. The Living Room and two double Bedrooms are all of a good size and the Kitchen is well equipped. Heating is supplied by electric storage heaters in the Hallway and Living Room, the latter also featuring an electric "coal effect" stove. Hot water is supplied by means of an immersion heater.

The property lies in a quiet residential location below the current Anderson High School (the School will soon be moving to its new site at Clickimin). The amenities of Commercial Street, Lerwick's central retailing area, are within a short walk.

## **Accommodation comprises:**

### **VESTIBULE** - (Approx. 1.2m x 1.1m)

Half-glazed timber front door leads into a Vestibule, with an open Alcove to the right (Approx. 1.5m x 1m), both with vinyl flooring. There are coat hooks in the Alcove and space for storage of brooms, vacuum cleaner etc. One double socket and an electric heater.

### **"L" SHAPED HALLWAY** - (Approx. 4.3m x 1m and 2m x 1m)

The inner door is also half-glazed and leads into the L shaped Hallway. Carpeted, electric storage heater, central ceiling light and smoke alarm.

### **BEDROOM 1** - (Approx. 3.7m x 3.9m)

Double-glazed window with vertical strip blinds overlooks Twageos Road. Carpeted. Recessed alcove with shelving. Picture hanging rails. Four double sockets.

### **BEDROOM 2** - (Approx. 3.2m x 3.2m)

Double-glazed window with vertical strip blinds overlooks the back garden. Carpeted. Recessed alcove with shelving. Picture hanging rails. Four double sockets.

### **SHOWER ROOM** - (Approx. 2.5m x 1.4m)

Accessed by a half-glazed timber door. Double-glazed window. Mosaic tile floor. Large shower cabinet with sliding doors and Triton electric shower. Wash basin set into a storage cupboard unit and toilet. Large mirror above the basin. Electric stainless steel towel warmer. Central light unit.

### **LIVING ROOM** - (Approx. 5.1m x 3.7m)

Large double-glazed double window overlooking Twageos Road with vertical strip blinds. Carpeted. Electric storage heater. Electric "coal effect" stove. Hanging rail. Central ceiling light unit. Alcove with shelving. Access to the Kitchen. Telephone and television aerial sockets. Two double sockets.

### **KITCHEN** - (Approx. 3.7m x 2.6m)

Vinyl flooring. Extensive work surfaces with floor and wall mounted units in matching veneer finish. Integrated fridge and freezer. Inset four burner ceramic hob with extractor hood above. Integrated NEFF oven in brushed stainless steel finish. Zanussi washing machine. Single drainer stainless steel sink with mixer tap. Central ceiling light fitting and smoke alarm. Larder cupboard with shelving. Four double and one single electric sockets at work surface level. Small window overlooking back garden. Glazed doorway leads to back Porch and fully glazed back door.

### **PORCH** - (Approx. 2.7m x 1.7m)

Glazed windows overlook back garden. Vinyl flooring. Work surface along the back wall with storage units below.

### **GARDEN**

The small back garden comprises a grassed slope and contains a wooden garden shed. A concrete pathway leads round the side and back of the house.

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**Front Door**



**Hallway**



**Kitchen**



**Kitchen**



**Kitchen**



**Porch**



**Living Room**



**Living Room**

# 12 TWAGEOS ROAD, LERWICK (contd.)



**Living Room**



**Bedroom 1**



**Bedroom 2**



**Shower Room**



**Back Garden**



**Front Garden**