

# TAIT & PETERSON

BANK OF SCOTLAND BUILDINGS, LERWICK, SHETLAND, ZE1 0EB

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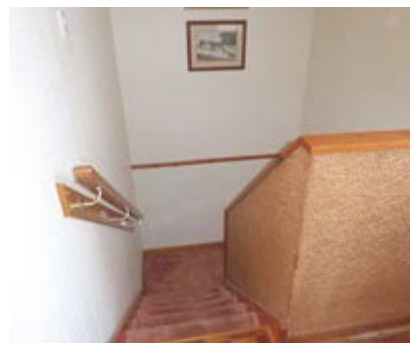
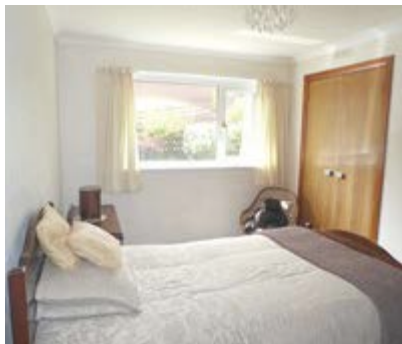


01595 693010

## 39 FOGRALEA, LERWICK, ZE1 0SE

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## In Brief

Substantial detached Villa with easterly aspect enjoying elevated views over Lerwick and located in a quiet much sought after residential area. Bright and airy property in move in condition, well maintained and complete with most furniture available. Driveway, parking area and side garden with access on the flat to the back garden.

EPC Rating:- Band F (27)

PRICE:- Offers over £265,000

VIEWING:- 01595 694096 - 01595 840 499 - 01595 692263 or Contact our Reception

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Vestibule, Hallway, Lounge/ Dining Area Kitchen/Diner, Shower Room, Family/Sitting Room, Bathroom, 4 Bedrooms( or 3 + Study) and Large Garage.

## In More Detail

This property has a spacious Hallway, three double bedrooms, open plan Lounge/Dining Area, Kitchen/Diner, Family Room, Bathroom & Shower Room, all in excellent decorative order throughout.

Doors and windows are double glazed with white UPVC frames. Parking area and driveway leading to large integral garage with extra storage space.

The side garden is partly grassed and partly bitmac with a planted border, mature bushes and ranch style fencing. The north boundary backs on to open land on the Staney Hill. Three steps lead up to the back door opening into the Kitchen/Diner while the steps to the front door lead up to a walled patio area.

The basement contains a double bedroom and large garage with up and over door and a side pedestrian entrance door on the east side.

The heating is by way of a hot air system with small gratings on the floor in several rooms. On the West side of the property the bitmac area provides easy access on the flat to the back door. This area provides space for potted plants or a barbeque/sitting area.

## Accommodation comprises:

ENTRANCE AREA - (Approx. 1.75m x 3.20m at widest point); A stairway leads downstairs to the basement, garage and a bedroom. A glass door leads to the Vestibule and Hallway with various doors leading off.

VESTIBULE - (Approx. 2.5m x 1.75m) & HALLWAY CORRIDOR - (Approx. 9.16m x 1.91m wide)

LOUNGE/DINING AREA - (Approx. 5.5m x 4.8m) This bright large open plan room carpeted throughout boasts a 3m wide picture window East facing with magnificent views over North Staney Hill, Clickimin Loch, Broch and the Knab, Wart of Bressay, Bressay Lighthouse, the south mouth of the Harbour and Ness of Sound Area. Feature marble fireplace and hearth.

DINING AREA - (Approx. 2.91m x 3.7m) The Dining Room has a window north facing window and space for a large table and chairs as well as china display cabinets.

Hallway Storage cupboard partly shelved (1.1m x 0.92m) off the Vestibule containing the central heating thermostat.

KITCHEN/DINER - (Approx. 5.52m x 2.5m) Modern fitted Kitchen with white units. Linoleum floor. Spotlights and under cabinet lighting. Built in appliances include a Hob, Siemens dish washer, Bosch washing machine/tumble dryer, Freezer, Tiled splashback Diner with space for table and four chairs. Back door leading to the side garden.

SHOWER ROOM - (Approx. 3.18m x 1.65m) Tiled Shower Room unit with wash hand basin, storage cupboards. Recessed ceiling lights. Linoleum flooring. Curved shower unit with mains water shower, wet wall lined, disabled folding seat installed in shower.

AIRING CUPBOARD - (Approx. 0.75m x 0.60m) Partly shelved containing hot water tank and immersion heater.

STUDY/BEDROOM - (Approx. 3.10m x 3.07m) West facing room ideal for Study or another Double Bedroom. Wardrobes along one wall.

FAMILY/SITTING ROOM - (Approx. 3.5m x 3.77m) East facing. Built in recessed shelved unit with cupboard door below. Ideal TV/relaxing room.

BATHROOM - (Approx. 3.1m x 1.74m) Attractive tiled bathroom with White suite, bath, w.c. and wash hand basin.

MASTER BEDROOM 1 - (Approx. 4.2m x 2.75m) With two double built in double wardrobes hanging/shelved. Window facing West.

BEDROOM 2 - (Approx. 2.97m x 3.87m) With built in louvered doors double wardrobe partly shelved, partly hanging with Easterly views over South Mouth of Harbour, Bressay and the Knab and north towards the Staney Hill.

#### Basement Floor

Leading downstairs from the Entrance Area is a carpeted stairway of five stairs with handrail to a landing then six stairs lead to the basement level.

Walk in understair cupboard for storage.

LARGE DOUBLE BEDROOM - (Approx. 4.40m x 4.75m) Long window facing east, with built in wardrobe, partly hanging and partly shelved. Large unlined cupboard storage room (Approx. 1.75m x 2.85m) housing the AFOS C-Type Air Conditioning unit with bare concrete floor and walls.

LARGE GARAGE - (Approx. 5.5m x 4.44m) - with Storage area (Approx. 3m x 4.44m) Separated by a block wall. Internal door to single lock up garage with side door for pedestrian access and up and over garage door. Water, power and garden hose. Electric meter/fuse box.

#### Furniture

Most furniture in the house is for sale and will be labelled with the expected price. The white goods are also included in the sale.

## Files to download



EPC file



Floorplan



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## For more Information

If you require advice, or more information, please Contact Us

While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

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