

PROPERTY SCHEDULE



3 GREENFIELD PLACE LERWICK

This split level semi-detached 2 bedroom house is situated in a quiet residential location, close to the centre of Lerwick and within a short walk of Commercial Street, its main retail area. The property would benefit from refurbishment.

EPC RATING

Band

PRICE

Offers over £110,000

VIEWING

Contact Our Reception

ACCOMMODATION

Vestibule, Hallway, Kitchen,
Living Room, 2 Bedrooms &
Bathroom

3 GREENFIELD SQUARE, LERWICK, ZE1 0FL

This split level, semi-detached dwelling house lies in a quiet residential location close to 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 retail area, are within a short walk. The property is double-glazed throughout. Heating is supplied by electric storage heaters in the Living Room, both Bedrooms and at the stairs leading down to the Lower Level.

Accommodation comprises:

Upper Level

VESTIBULE (Approx. 1.3m x 1.0m)

Hardwood front door with opaque glass panel leads into the Vestibule which has a tiled floor. To the right there is a cupboard (Approx. 0.8m x 0.8m) with a mid-height shelf, 4 coat hooks and space for storage. This cupboard has vinyl flooring. To the left there is a shallow cupboard containing the electricity mains switches and MCB unit. An inner glazed door leads to the Hallway.

HALLWAY (Approx. 2.7m x 1.0m)

The Hallway has woodstrip effect flooring and varnished wood panelled walls. Natural light is provided by a Velux rooflight.

KITCHEN (Approx. 2.8m x 2.9m)

Wall and floor mounted storage units with white marble effect finish. Worktops with spaces under for oven, washing machine and fridge. Inset hob with extractor hood above. Single drainer stainless steel sink. Three double sockets and one single socket at work surface level. Window overlooks the front garden area. With single strip fluorescent light and vinyl flooring.

LIVING ROOM (Approx. 4.2m x 3.9m)

Spacious room with large window overlooking the front garden area. Woodstrip effect flooring. Electric storage radiator. Carpeted. Curtains and timber curtain pole. Wooden corner ornament shelf. Two ceiling lights and four double sockets.

Lower Level

Four steps with sturdy wooden handrails lead down to the lower level (Approx. 2.2m x 0.9m) which leads to the Bedrooms and Bathroom. An alcove in the wall of the stairs contains an electric storage radiator.

BEDROOM 1 (Approx. 3.5m x 3.0m)

Window overlooking the neighbouring garden. Electric storage radiator. Carpet. Two double sockets. Central ceiling light. Television stand mounted on wall. Large built in double wardrobe (Approx. 3.0m x 0.6m) with carpeted floor, wooden sliding doors, and a shelf at head level above a hanging rail.

BEDROOM 2 (Approx. 3.1m x 2.4m)

Window overlooking the neighbouring garden. Electric storage radiator. Two double sockets and a central ceiling light. Carpet. Large built in double wardrobe (Approx. 2.4m x 0.7m), with hanging rail and shelf above on the right, and multiple shelves on the left.

BATHROOM (Approx. 1.6m x 1.9m)

Painted wooden floor. Bath with electric shower, handrail and shower curtain. Toilet. Wash basin, with medicine cabinet above with mirror doors. Opaque glass window above toilet and basin. Electric towel warmer. Central bathroom light.

AIRING CUPBOARD (Approx. 0.9m x 1.0m)

Accessible from either level. With slatted wooden shelves. Also housing the Hot Water Cylinder (with immersion heater) and switch for the electric shower. The Upper Level entrance to this cupboard also provides access to the storage area in the loft.

GARDEN

The garden is bounded by a concrete wall and comprises a paved area at the front of the property with rotary clothes dryer and external water tap with drain. There is an outside light above the door and a satellite dish.

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Hallway



Kitchen



Kitchen



Living Room



Living Room



Bedroom 1



Bedroom 2



Bathroom