

TAIT & PETERSON

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

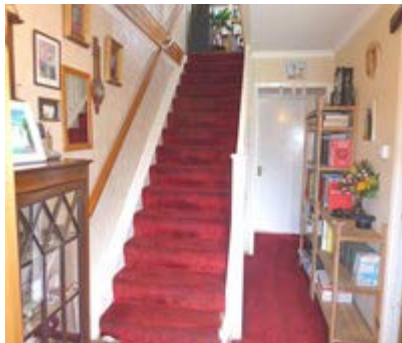
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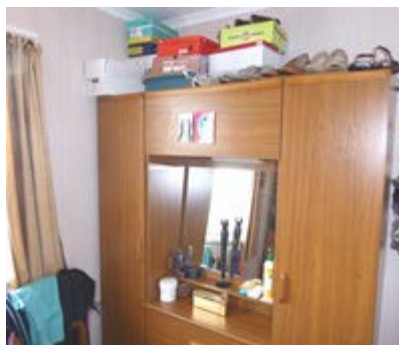
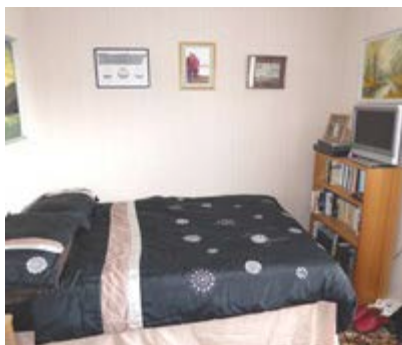
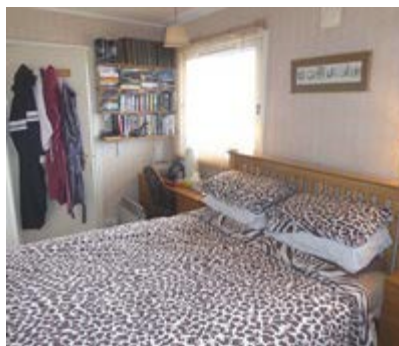


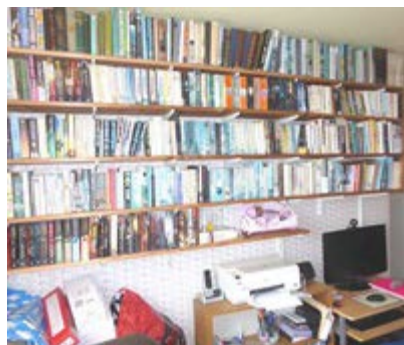
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9 BRUCE CRESCENT, LERWICK, ZE1 0PB

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In Brief

This two-storey, two/three bedroom semi-detached family house offers comfortable accommodation and is situated close to the Clickimin Leisure Centre and the new High School. Within walking distance of all amenities.

EPC Rating:- Band G (19))

PRICE:- Offers over £165,000

VIEWING:- Tel: 01595 693774 -or- 07900 356026

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Porch, Hallway, Kitchen, Living-Room, Utility Room, 2 Bedrooms and Study (or 3 Bedrooms) & Bathroom

In More Detail

This Swedish timber framed property with timber weatherboard and profile metal sheet cladding is a

former Council House, built c. 1950. The external walls and roof tiles were repainted in 2016.

It features double-glazed windows with timber frames throughout, electric storage heating and hot water supplied by a foam lagged hot water cylinder with dual immersion heaters.

Accommodation comprises:

Ground Floor

PORCH - (Approx. 2.5m x 1.4m) Half-glazed front door leads to a small half-glazed porch. Shelving for plants. Painted concrete floor. V - lined interior facing. Electric heater. Part-glazed timber door leads into the Hallway.

HALLWAY - (Approx. 5m x 1.95m) Carpeted. Staircase leads to the upper floor and Passage leads through to the Bathroom. V lined timber cupboard with louvre door houses the hydro meter and fuse box. Coat hooks behind the inner front door. Understair storage space and an understair linen cupboard with shelving. Electric storage heater.

LIVING ROOM - (Approx. 4.5m x 3.9m) Carpeted. Timber curtain pole and curtains. Electric wood effect stove set into fireplace. At either side of the chimney breast there are timber display units with glass fronted display cabinets and shelves and cupboards below. Central pendant light fitting and two wall lights above the fire. Five double sockets and one single socket. Doorway leading to the Kitchen.

KITCHEN - (Approx. 2.8m x 4.1m) Floor and wall mounted storage units two of the latter with glass fronts. Zanussi double oven/grill with four burner electric hob. Single drainer stainless steel sink with mixer tap. Cupboard housing the hot water cylinder with double immersion heater with shelving below for ornaments etc. Bosch fridge freezer. Space for a dining table and chairs. Vinyl flooring. Glazed back door leads to a Utility Room. Seven double sockets.

UTILITY ROOM - (Approx. 2.8m x 1.75m) Timber V lined walls and ceiling. Work surface with inset single drainer stainless steel sink with mixer tap. Zanussi washing machine and separate Zanussi drier. Suspended clothes airer. Vinyl flooring.

BATHROOM - (Approx. 1.8m x 1.4m) White bath, basin and toilet. Shower curtain. Medicine cabinet above the basin with double mirror doors. Central ceiling light fitting. Laminate wood plank floor.

First Floor

LANDING - (Approx. 2m wide) With a window overlooking Bruce Crescent. Carpeted. Fitted bookshelves. One double socket. Access hatch to insulated and partly floored loft.

BEDROOM 1 - (Approx. 4.3m x 2.8m) Double room with two windows overlooking the back garden each with a wood strip venetian blind. Carpeted. Built in double wardrobes with veneer finish incorporating a central dressing table/vanity unit with mirror and overhead light. Built in corner wardrobe with double doors. Ceiling light unit. Two double sockets.

BEDROOM 2 - (Approx. 3.7m x 2.8m) With window overlooking North Lochside. Built in corner wardrobe with double doors, hanging rail and shelving above. Additional wardrobe with veneer finish and vanity unit with mirror and light above. Carpeted. Two double sockets.

BEDROOM 3/STUDY - (Approx. 2.7m x 3.9m) Window overlooking North Lochside. Extensive shelving for books. Carpeted. Curtains. Ceiling light unit. Built in double wardrobe with hanging rail and shelf and storage cupboards above. Fireplace with Dimplex storage heater. Telephone socket. Two double sockets.

GARAGE - (Approx. 5.9m x 3.8m) Set back from the road with off-street parking in front. Up and over door. Workbench, lighting and electricity and small pit. Rear door gives access from garden and internal door leads to shed/store.

SHED/STORE - (Approx. 5.9m x 2.4m) With workbench, shelving, lighting and power.

GARDEN - The front garden faces on to Bruce Crescent and North Lochside. Mainly grassed with some flower borders. The rear garden is mostly paved with flagstones and has a rotary clothes dryer.

Files to download



EPC file



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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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