



**15 KNAB ROAD  
LERWICK  
SHETLAND  
ZE1 0AR**

Semi detached 3 bedroom dwellinghouse with rear extension. The property is in move-into condition, fully double glazed with electric storage and panel heating. Set in quiet cul-de-sac in central Lerwick, within easy walking distance of the Anderson High School and town centre amenities.

**VIEWING:** Telephone 01595 693029 to arrange an appointment.

**PRICE:** Offers over £142,000 are invited.

**NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ**

**TEL (01595) 695262 FAX (01595) 695331**

**email: [mail@neilrisk.com](mailto:mail@neilrisk.com)**

**website: [www.neilrisk.com](http://www.neilrisk.com)**



### **THERE IS A HOME REPORT AVAILABLE.**

This is a semi-detached, two storey dwellinghouse with single storey rear extension. Set in a fully enclosed garden within quiet cul-de-sac in central Lerwick. The surrounding properties are mainly residential; however the Anderson High School and the town centre are within easy walking distance.

Built c. 1920, this stone built house has a natural slate roof covering and profiled, metal sheeting covering to rear timber clad extension. The windows are timber framed double glazed units and both exterior doors are redwood. There is a concrete shed in the back garden and a garage accessed from the cul-de-sac. The garage site is rented from Shetland Islands Council at a price of £77.00 per annum and can be assigned to the purchaser.

Heating is by way of storage and panel heaters. The property is in move-into condition. All carpets, fixed floor coverings, curtains and blinds, light fittings are included in the sale. The washing machine and dishwasher may be available for sale by separate negotiation.

### **ACCOMMODATION**

Accommodation is on two levels and comprises:

Ground Floor: Front Porch, Hallway, Lounge, Kitchen Diner, Rear Vestibule and Bedroom;

First Floor: 2 Bedrooms and Bathroom.

Garden shed and Garage.

### **FRONT PORCH**

Entering by half glazed redwood door. Wall board to walls, v-lining to ceiling. Shelf, single pendant light with glass shade, Canadian maple hardwood varnished floorboards.

Glazed panel door giving access to

### **HALLWAY**

Partially v-lined, wall mounted telephone, coat hooks, Dimplex storage heater, single pendant light with glass shade. Mixture of Canadian maple hardwood varnished floorboards and carpet.

Carpeted staircase to first floor with pine banister.

### **LOUNGE (4.85m x 3.26m max)**



North and south facing windows. Sky connection, 2 Dimplex storage heaters, single pendant light, 2 wall lights with glass shades, carpet, net curtains and curtains with tie backs on wooden curtain poles.



### **KITCHEN DINER** (5.48m x 3.19m max)



Large bright room with north and south facing windows. Fully fitted kitchen with integral Phillips Whirlpool electric oven and microwave at eye level, 4 ring Zanussi ceramic hob with Phillips Whirlpool extractor above. Franke cast resin 1.5 sink, drainer and mixer tap. Integral fridge. Ample work surfaces with concealed lighting providing illumination to the worktops.

Large built-in cupboard with double doors, fitted shelves and hanging rail. 2 further built-in cupboards, one housing the electric hot water immersion tank which is used as an airing cupboard. V-lining to ceiling, 2 ceiling lights with glass shades, Dimplex storage heater, carpet tiles, vertical blind on one window and curtains on a wooden curtain pole and metal holdbacks on the other.



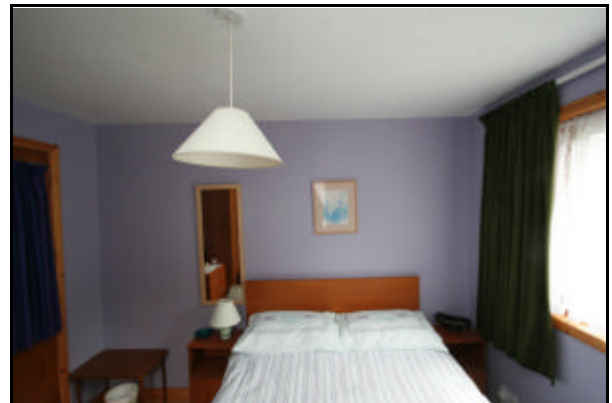
### **REAR VESTIBULE**

Glazed panel redwood exterior door giving access to the rear/side garden. Cupboard with shelves. Telephone socket which is a repeater (to hear the phone when it rings). Vinyl flooring.

### **BEDROOM 3** (3.40m x 2.53m max)



Bright double bedroom with west and south facing windows. Siemens panel heater, single pendant light, laminate flooring and curtains.



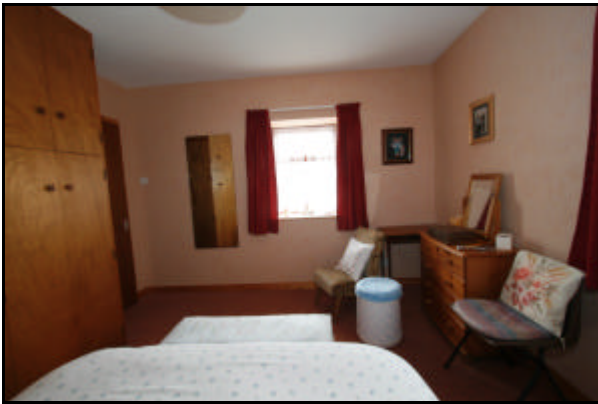
## First Floor:-

The landing at the top of the stairs has a south facing window. Hatch to partially floored loft.

### **BEDROOM 1** (4.00m x 3.55m max)



Bright double bedroom with south and west facing windows, coombed ceiling. Built-in wardrobes providing plenty of storage and a further cupboard with hanging rail and shelf. Dimplex panel heater, single pendant light, carpet and curtains.



### **BEDROOM 2** (3.69m x 3.25m max)



Bright double bedroom with north facing window. Fitted shelves, small cupboard housing the consumer units. Siemens panel heater, single pendant light, carpet and curtains.



### **SHOWER ROOM** (1.90m x 1.68m max)

Off white coloured toilet, sink and bidet. Corner shower unit with glazed doors and mains Mira shower. Aqua panelling to all walls, v-lining to ceiling. Electric heated towel rail, shaving light and socket, wall mirror and accessories which match the bathroom units. Single pendant light, vinyl flooring and roller blind.

## EXTERNAL

### **GARDEN**

The fully enclosed garden is bordered at the front by a stone wall and fuchsia hedge and there is ranch style fencing between the neighbouring properties.

The front garden is set out with lawn areas on either side of a concrete path leading to the front door. There are flower borders and shrubs.

The path leads to the back of the house where there is a substantial hedge providing privacy. Lawn with drying green and small patio area. There is a garden shed. A gate leads to the garage at the rear of the property.

## GARAGE

Block garage with storage in ceiling, workbench, electric socket, fluorescent light. The site is rented from Shetland Islands Council at a price of £77.00 per annum and can be assigned to the purchaser.



## GARDEN SHED

Concrete block shed with workbench, light and power.



## COUNCIL TAX BAND

Currently Band D.

## ENTRY

Early entry available.

## TRAVEL DIRECTIONS

Turn off Hillhead at the roundabout next to St Columbas Church to Knab Road, take first left into the cul-de-sac and 15 Knab Road is the first house on the right.

## CLOSING DATE

Parties wishing to be advised of a closing date should note their interest with the selling agent.

## OFFERS TO

Neil Risk, Solicitor and Estate Agent, Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. Telephone (01595) 695262. Fax (01595) 695331. E-mail: [mail@neilrisk.com](mailto:mail@neilrisk.com)

View my properties at:  
<http://www.neilrisk.com>

**Note:** While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide angle lens.