



11 UPPER BAILA

Lerwick, Shetland, ZE1 0SF

Offers Over £245,000

This detached bungalow is set in a private residential area on the edge of a quiet cul-de-sac in the southern outskirts of Lerwick. It has 4 bedrooms, one with an en-suite and there is a separate dining room. A new oil central heating system was installed in 2017 and the windows are double glazed. There is off-street parking, a garage and a mature garden. It is within easy walking distance of Sound Primary School and the town service bus route is nearby.

Viewing

Energy Efficiency Rating

Entry

Council Tax

Home Report Available?

Telephone 01595 690267 or 07518 923895

Band E (51)

Early entry available

Currently Band E

N/A



Measurements are approximate. Not to scale. Illustrative purposes only
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ACCOMMODATION

- Vestibule (1.68m x 1.78m)
- Hallway
- Lounge (6.07m x 4.00m)
- Dining Room (2.88m x 4.31m)
- Kitchen (3.05m x 4.38m max)
- Utility Room (3.05m x 1.59m)
- Bathroom (1.59m x 2.95m)
- Master Bedroom (3.59m x 2.97m)
- En-suite (0.96m x 2.94m)
- Bedroom 3 (2.60m x 4.08m)
- Bedroom 2 (2.90m x 3.58m)
- Bedroom 4 (2.27m x 3.56m)
- Garage (2.90m x 5.10m)

SERVICES

Electricity - mains
Water - mains
Drainage - mains
Telephone - connected
Broadband - connected
Satellite TV - connected
Heating – oiled fired central heating

DIRECTIONS

From the A970 South Road take the Upper Baila road, then first left. Number 11 Upper Baila is the first house on the right.

Sound Primary School is nearby; however Tesco's Supermarket, Anderson High School, Clickimin Sports Complex and Gilbert Bain Hospital are all within walking distance. The town service bus stop is located at the Sound School.

All carpets and floor coverings are included in the sale.



11 Upper Baila



Side of 11 Upper Baila



Archived photo of garden



Archived photo of garden



Vestibule



Hallway



Lounge



Lounge



Dining Room



Kitchen



Kitchen



Kitchen



Utility Room

Bathroom

Master Bedroom



Master Bedroom

En-suite with shower

Bedroom 2

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.

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