

Irvine Contractors Ltd.

Retirement Homes South Road, Lerwick



MID HOUSE TYPE

Retirement Homes, 13 South Road, Lerwick

Unique opportunity to own one of ten three bedroom one and a half storey retirement homes situated in a convenient central Lerwick location less than 10 minutes walk from Commercial Street.

Two house types are available, either end or mid-terrace, all featuring full double-glazing and District Heating throughout.

The homes are aimed at the over 55's, and is a condition of the deeds. The development will particularly appeal to downsizers, including those moving from a large family home into a smaller property, where fewer rooms are required rather than less space.

These NHBC registered properties are being built to a high standard by Irvine Contractors Ltd. with a high specification featuring:

- Spacious living rooms
- Quality fitted kitchens complete with a full range of NEFF integral appliances
- Bathroom with bath and separate shower, plus additional shower room (to the four slightly larger end-terrace properties)
- Plenty of built-in storage including built-in wardrobes to both upstairs bedrooms
- 'NorDan' factory finished super low e double glazed windows & patio doors
- Landscaped communal courtyard / drying green area with direct access from each home

General Features

This exciting new development is located in the centre of Lerwick, less than 10 minutes walk from Commercial Street and the small boat harbour area, and within walking distance of the Clickimin Leisure Centre / Swimming Pool, Toll Clock Shopping Centre, Gilbert Bain Hospital, the Health Centre, Bells Brae Primary School and other town centre amenities.

The development has been designed to compliment existing neighbouring properties and comprises ten three bedroom houses presently under construction.

All the houses are built to the same high standard with the added reassurance of NHBC registration. Each house features:

- Timber frame inner leaf / Blockwork outer leaf construction with a concrete tiled roof
- 'NorDan' External doors, factory finished low e toughened triple glazed with 3-point locking and DDA compliant threshold suitable for wheelchair access
- 'NorDan' Windows, factory finished super low e double glazing
- 'NorDan' Sliding patio doors, factory finished with super low-e laminated double glazed safety glass
- Heating system supplied by the Lerwick District Heating Scheme
- Wider door frames so you can move about easily, especially if you require the use of a stick, frame or wheelchair
- Power sockets at sensible heights making it easier to plug electrical appliances in
- Dishwasher and washer / dryer provided as an integral part of a well-planned kitchen, in addition to the usual appliances
- Comfortable & sheltered, secure courtyard between the houses, gated access to courtyard available at each end.
- Dedicated parking space

The layout of accommodation includes a downstairs bedroom and bathroom, providing if required, all the living accommodation on the one easily accessible level, with two additional upstairs bedrooms for visiting family or friends. Alternatively the downstairs bedroom could perhaps be used as a dining room or study. Generously proportioned hallways, staircases and landings further aid mobility.

Energy Efficiency

When purchasing a new build retirement home from Irvine Contractors Ltd you can be sure it is an energy efficient home that is contributing to the well being of the environment. Up to a third of the heat in a conventional house is lost through the external walls. The design of our development minimises this heat loss with well-insulated external walls and roof spaces, and enables each home to benefit from borrowed heat from adjacent properties. With double glazed windows and patio doors, the thermal efficiency of the development not only helps keep the heat in during winter, but also helps to keep excess heat out in the summer.

Each home will be connected to the local District Heating Scheme, which is nearly 100% efficient. This economical system allows customers to take heat when they require it. The response is instant therefore the temperature can be quickly adjusted to suit prevailing conditions and hot water storage tanks are not required. Radiators only come on if the temperature falls below set levels.

The ground floor of each property and the 1st floor shower room, all feature underfloor heating. Radiators, also connected to the District Heating heat exchanger, heat the two 1st floor bedrooms.

Energy efficiency also extends to a variety of the fittings installed, from low energy light fittings in hallways and bathrooms, to an energy efficient fan-assisted oven in the kitchen. Even extract fans in the bathrooms and kitchens incorporate a facility that means they won't stay on unnecessarily if someone forgets to switch them off.

Safety & Security

The development has been thoughtfully designed with the safety and security of the residents firmly in mind, with features such as a secure central courtyard area around which the ten homes are grouped, and multiple locking points and extra strong burglar resistant safety hinges to entrance doors, ensuring doors can be securely closed. Smoke alarms are fitted as standard and include a battery back up.

Interiors

The interior of each home will be decorated in neutral colours throughout enhancing the light and airy feel, but extra-personalised touches can be added to meet an individual buyer's needs. Various additional tiling, flooring and painting packages can be arranged, if required.

Tiling packages are available for kitchen splash backs, and bathroom wash hand basins & baths.

Painting packages can be arranged allowing the owner to have their home decorated to suit their own personal taste.

Flooring packages are also available; Irvine Contractors Ltd. can lay a choice of flooring as required throughout the home.

Factoring

The residents will set up a factoring agreement covering all the homes in the development. This offers peace of mind for the homeowner and provides them with a relatively maintenance free home and cost effective means of living.

For an annual service charge this agreement includes the external painting of all windows and doors, maintenance of the gardens & footpaths, grass cutting, and keeping parking areas clean and tidy.

Accommodation

MID HOUSE TYPE (House Type 2)

On the Ground Floor:

Entrance via a concrete ramped access leading to 'NorDan' factory finished double glazed external door to

VESTIBULE

(Approx. 1.95m x 1.25m)

With door leading into the main hallway.

HALLWAY

Providing access to all ground floor rooms as well as the timber staircase to the 1st floor.

LIVING ROOM

(Approx. 3.55m x 4.2m)

Good-sized living room adjoining the kitchen / dining room.

KITCHEN / DINING

(Approx. 3m x 3.26m)

Fully fitted kitchen / dining area off the living room, with high quality 'Chippendale' units and full range of co-ordinating NEFF integral appliances. Particular features include:

- 18mm colour coordinated carcasses
- Contrasting worktops with wrap-around panels
- Quality built-in units housing the oven and microwave
- Up to the minute easy to clean doors
- Soft close doors and full extension soft closing drawers

The integral appliances include:

- NEFF single fan assisted oven with electronic programmer
- Extra wide NEFF ceramic hob with touch controls
- NEFF integrated extractor hood
- Eye level NEFF microwave
- NEFF fridge / freezer
- NEFF fully integrated dishwasher

- NEFF washer dryer



BATHROOM

(Approx. 2.44m x 2.72m)

With white bath, W.C. & wash hand basin plus a separate corner shower enclosure.



BEDROOM 1

(Approx. 2.72m x 3.46m)

Double bedroom located on the ground floor.

On the First Floor:

BEDROOM 2

(Approx. 5.13m x 2.61m)

Master bedroom with large built-in double wardrobe along one wall. A Velux Roof light provides natural daylight to the room from the combed ceilings.

BEDROOM 3

(Approx. 3.75m x 3.12m)

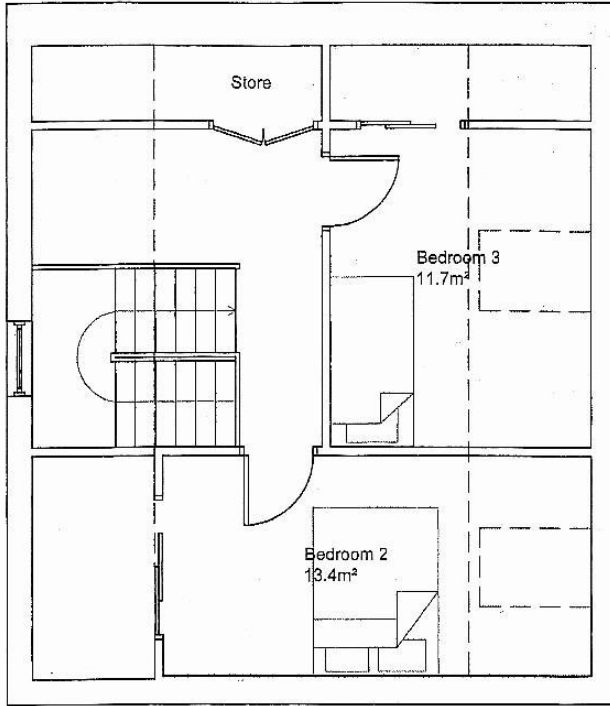
Further good-sized double bedroom with large built-in wardrobe along one wall. A Velux Roof light provides natural daylight to the room from the combed ceilings.

STORE

Good-sized storage area located at the top of the stairs on the 1st floor landing.

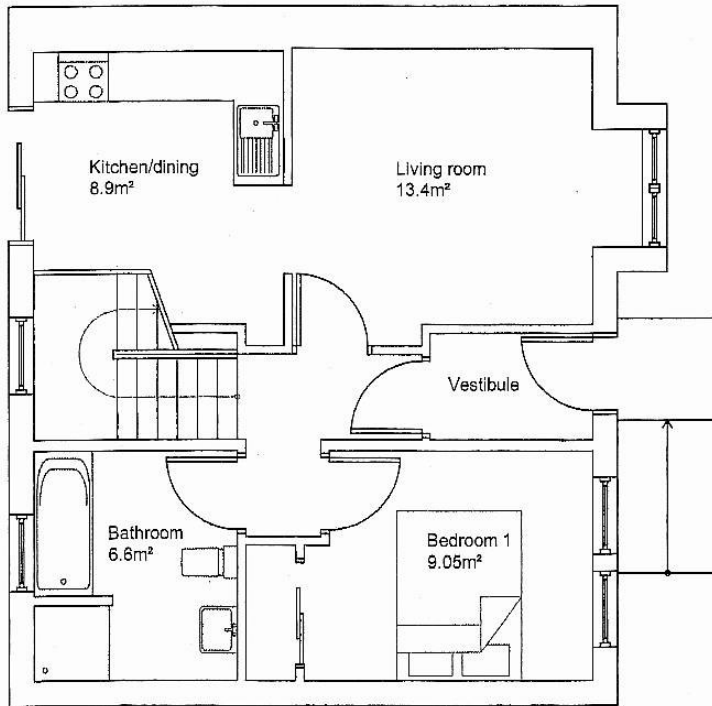
Externally

Each property is designated with one-car parking space, with 5 remaining spaces for the use of visitors, a shared secure drying green in the central courtyard area.



Room Dimensions	
Kitchen/dining	3m x 3.26m
Living area	3.55m x 4.2m (at widest point)
Vestibule	1.95m x 1.25m
Bathroom	2.44m x 2.72m
Bedroom 1	2.72m x 3.46m (at widest point)
Bedroom 2	5.13m x 2.61m
Bedroom 3	3.75m x 3.12m

FIRST FLOOR PLAN



GROUND FLOOR PLAN

MIDDLE HOUSE TYPE, SOUTH ROAD, LERWICK