

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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2B St. Sunniva Street, Lerwick, Shetland, ZE1 0HL

This semi-detached, two bedroom townhouse, which is in immaculate decorative order, is conveniently located within a quiet residential area.

The property is within walking distance of Bells Brae Primary School, Anderson High School, Clickimin Leisure Centre, Lerwick Health Centre and Gilbert Bain Hospital.

The size and location of the property presents an ideal opportunity for a first time buyer or those seeking a rental investment.

FIXED PRICE £135,000 are invited

Accommodation	<u>Ground Floor</u> :- Sitting Room and combined Kitchen/Dining Area. <u>First Floor</u> :- Two Bedrooms and Bathroom
External	Shared common area at the front of the property includes a raised courtyard.
Viewings	Highly recommended. Please contact the Seller on 07765 608 625 to arrange an appointment.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	C(69)

Further particulars and Home Report from and all offers to:-

Anderson & Goodlad, Solicitors

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Ground Floor

Hall 1.82m x 1.17m	Entrance to the property is via a triple glazed external door with portico above. The Hall contains a smoke alarm, coat hooks and a cabinet with the electric meter.
Sitting Room 3.40m x 3.30m	A patterned glass paned door leads from the Hall into the Sitting Room that has a window looking out to the courtyard. Contains three double sockets, telephone point, television aerial points, storage heater and an under stair cupboard containing the Megaflo hot water tank.
Combined Kitchen & Dining Area 4.35m x 2.67m	An opening leads to a spacious area providing ample room for the combined Kitchen and Dining Area. Contains a window facing west, fitted cabinets and worktop, ceramic hob, electric oven with extractor, tiled splashback, stainless steel sink, a single socket and five double sockets.



First Floor

Landing 1.83m x 1.64m	The staircase (0.86m (w)) has a window on the gable end and leads to the First Floor Landing that contains a smoke alarm and access to the loft via a hatch.
Bathroom 1.84m x 1.80m	The Bathroom has a patterned window and contains a three piece suite (toilet, sink and bath), electric shower over bath, towel heater and mirrored cabinet with shelving.
Bedroom 1 3.40m x 2.95m	Opposite the Bathroom, the good sized double Bedroom has a window overlooking the courtyard at the front of the property. Contains two built-in wardrobes, three double sockets, telephone point, television aerial point and panel heater.
Bedroom 2 2.42m x 2.95m	This Bedroom has a window overlooking St Sunniva Street and contains a built-in wardrobe, three double sockets, television aerial point and panel heater.



Information

External

Access to the dwellinghouse is via a shared concrete pathway leading from St Sunniva Street that provides for on street parking.

The shared common areas are a combination of gravelled and concrete pathways, a tarred area and raised paved courtyard.

Note

The present owners have mutually divided the common area by way of a fence but no formal agreement is in place.



General Information

- Electric storage radiators.
- Mains water and drainage.
- Flooring is a combination of laminate and carpet.
- Double glazed windows throughout.
- All fixed floor coverings are included in the sale.
- Council Tax Band C.
- Home Report available.



Directions

St Sunniva Street is located between Burgh Road and Gilbertson Road situated nearer to Commercial Street. The property is at the Burgh Road end and 2B is the furthest from the street with the blue door.



Places of Interest

The property is within walking distance to:-

- Clickimin Broch
- Clickimim Leisure Centre
- Anderson High School
- Retail, commercial and grocery shops
- Up Helly Aa Galley Shed
- Gilbert Bain Hospital
- Bells Brae Primary School on Gilbertson Road
- Mareel complex with cinema
- Shetland Museum

