

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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65B Burgh Road, Lerwick, Shetland, ZE1 0HJ

This two bedroom, top floor flat has sea views of Lerwick Harbour and looks out over to Staneyhill.

This property benefits from being in a central location close to all local amenities, including a grocery shop and a pharmacy on the ground floor of the tenement.

The immediate area provides for retail and trade shops, restaurants, take-aways and cinema. It is within walking distance to Commercial Street, The Esplanade, Co-op Supermarket, Toll Clock Shopping Centre and Viking Bus Station providing bus links throughout Shetland.

This property presents an ideal opportunity for a first time buyer, as a buy to let or as a convenient Lerwick base.

Offers over **£125,000** are invited

Accommodation	Hallway, combined Sitting Room, Dining Area and Kitchen, Bathroom and two Double Bedrooms.
External	Shared common area with drying green. Entrance at the rear of the property. No private parking.
Viewings	Highly recommended. Please contact the Sellers on 01595 695958 or 07941 930065 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	E(53)

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

Anderson & Goodlad, Solicitors

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Accommodation

Entrance

Entrance to the property is via an access route to the left of the grocery shop on the ground floor. There is a concrete pathway running directly behind/along the rear of the tenement leading to a green entrance door to the communal staircase that has a window and two rooflights. 65B Burgh is on the top floor.



Hallway 1.02m; 2.05m x 2.45m; 0.90m

A glass paned door leads into the central Hallway that provides access to all living accommodation. Contains a smoke alarm, Dimplex storage heater, coat cupboard (0.50m x 0.84m) with shelving and hanging space and another cupboard (0.54m x 0.62m) containing the hot water tank.



Open Plan Sitting Room 3.18m x 3.65m Dining Area & Kitchen 5.30m x 2.22m; 1.50m

To the right of the Hallway is the open plan Sitting Room and Dining Area with galley style Kitchen.

The Sitting Room is separated by a hip high partition and contains three double sockets, television aerial point and Dimplex storage heater.

The Dining Area leads into the galley style Kitchen. This combined area has two windows with views of Lerwick Harbour and a single glazed rooflight. Contains fitted cabinets, worktop, stainless steel sink and drainer, washing machine, electric oven, grill and hot plate, built-in shelves with cupboard and five double sockets.



Bathroom 1.90m x 1.65m

The Bathroom contains a Mira Jump electric shower over the bath, toilet, sink, cupboard enclosing cistern and sink with bench, painted "V" lined walls and linoleum flooring.

Double Bedroom 1 3.96m x 3.92m

This spacious Double Bedroom has a corner window looking out over to Stoney Hill. Contains cupboard housing the electric meter, a single socket, four double sockets, telephone point, Dimplex storage heater and full length fitted mirror.

Double Bedroom 2 3.10m x 3.77m

This good sized Double Bedroom has a window looking out over Burgh Road to Stoney Hill. Contains three double sockets, Dimplex storage heater, cable for television aerial, built-in shelving and floor to ceiling built-in wardrobes (d 0.80m) with ample hanging space and shelving. The wardrobe also contains two double sockets and a tumble dryer that has its extractor connected to outside.



Information

External

The shared communal area at the rear of the property contains a drying green.

General Information

- Electric storage heaters.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Furniture available by separate negotiation.
- Council Tax Band C.
- Home Report available.

Directions

The property is situated between King Harald Street and Burgh Road above Freefield Pharmacy.

From the road there is an opening to the left of the grocery shop. This leads around the back of the tenement. The green door situated along the back wall of the building is the communal entrance.

Places of Interest

- Shetland Museum & Archives
- Mareel Entertainment Complex
- Three grocery stores and Co-op Supermarket within easy walking distance
- Clickimin Leisure Centre
- Islesburgh Community Hall
- Bells Brae Primary School and Anderson High School are both close by



Double Bedroom 1



Double Bedroom 2