

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 1 Brentham Court, Lerwick, Shetland, ZE1 0GZ

This ground floor, one bedroom property is in good decorative order and in move in condition.

This property is located within a quiet cul-de-sac behind Harbour Street in the popular Old Town area of Lerwick.

Centrally located it is within easy walking distance to Commercial Street and North Ness Business Park boasting a variety of retail shops, vets, grocer, Post Office, restaurants, take-aways and cinema.

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

Offers over **£115,000** are invited

|                      |   |
|----------------------|---|
| <b>Accommodation</b> | Entrance Hall, Shower Room, Combined Kitchen & Sitting Room and Double Bedroom.                             |
| <b>External</b>      | Shared tarred access from Harbour Street. No parking available on site.                                     |
| <b>Viewings</b>      | <b>Highly recommended.</b> Please contact the Seller on 01595 918302 or 07502 127 872 to arrange a viewing. |
| <b>Entry</b>         | Early entry is available once conveyancing formalities permit.  |
| <b>EPC Rating</b>    | C(76)   |

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

**Anderson & Goodlad, Solicitors**

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## Ground Flat

### Entrance Hall

0.64m; 2.85m x  
2.77m; 1.04m

Two paving slab steps lead from the tarred shared access to a glass paned wooden external door. Mounted letterbox on wall adjacent to door. On entering the Entrance Hall the area immediately to the left provides facilities for a washing machine and dryer. Behind these is the Megaflo pressurised hot water system. Opposite this area there are coat hooks, a cupboard providing access to the electric meter, a large mirrored cupboard with shelving and Velux rooflight.

### Shower Room

2.14m x 2.17m

A door from the Hall leads to a good sized Shower Room with frosted window. Contains a power shower serviced by the hot water system, wetwall surround, toilet, sink with tiled splash back and mirror above, heated towel radiator, mirrored cabinet, extractor fan and vinyl flooring.

### Combined Kitchen & Sitting Room

5.67m x 5.03m

Access to the combined Kitchen and Sitting Room is across the Hall. This spacious area has a window overlooking the shared access and neighbouring courtyard. Contains cream fitted cabinets with dark work top, stainless steel sink, tiled splash back, standalone fridge/freezer, microwave, Beko electric oven, grill and hotplate, extractor fan, eight double sockets, telephone and television aerial points, electric heated towel rail, Dimplex storage heater and smoke alarm.

### Double Bedroom

2.87m; 2.68m x  
4.03m

Off the Sitting Room is a good sized Double Bedroom also with a window looking out over the shared access. Contains a single and two double sockets, Dimplex storage heater and large mirrored wardrobe with shelving and hanging space.

### General Information

- Electric storage heaters & heated towel rail.
- Mains water and drainage.
- Laminate flooring, double glazed windows/Velux rooflights and spotlighting throughout unless otherwise stated.
- Double glazed windows/Velux roof lights throughout unless otherwise stated.
- Fridge/freezer, cooker and wardrobes are included in the sale.
- Council Tax Band B.
- Home Report available.

### Directions

Brentham Court is off Harbour Street, which runs along the north side of Fort Charlotte. The tarred access is just up the hill from Commercial Street running below and parallel to Fort Road.

### Places of Interest

- Variety of retail, DIY and charity shops, cafes, restaurants along Commercial St.
- Fort Charlotte
- Mareel Entertainment & Cinema complex
- Shetland Museum & Archives
- Viking Bus Station



The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.