

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



61a Commercial Road, Lerwick, Shetland, ZE1 0NL

This first floor, two bed roomed flat is in a central and convenient location of Lerwick and would benefit from redecoration and modernisation.

The property is surrounded by residential properties and commercial businesses. It is close to all local amenities, such as, grocery and trade shops, vets, cinema and take-aways.

Commercial Street and The Esplanade are also within walking distance with retail shops and restaurants.

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

FIXED PRICE £105,000

Accommodation	Sitting Room, galley style Kitchen, Double Bedroom, second Bedroom and Shower Room.
External	Derelict coal shed and communal rear green with gravelled area.
Viewings	Highly recommended. Please contact the Seller on 07833 625 348 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	E(46)

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

Anderson & Goodlad, Solicitors

52 Commercial Street, Lerwick, Shetland, ZE1 0BD

T: 01595 692297 F: 01595 692247 E: solicitors@anderson-goodlad.co.uk W: www.anderson-goodlad.co.uk

Accommodation

Entrance

Entrance to the property is via a wooden door that leads into the communal passage. A staircase with an ornate iron and wood bannister leads to the first floor.

On the first floor Landing is a large storage cupboard directly next to the front door of the dwelling.



Hallway
1.24m; 3.22m x
1.26m; 1.00m;
2.10m

Via an external door with glass pane, the Hallway provides access to all living accommodation. Contains a radiator.

Kitchen
1.84m x 3.21m

The galley style Kitchen has a window overlooking the rear communal area. Contains fitted cabinets and work top, tiled splashback, stainless steel sink, electric oven with hob, a single socket, double socket and radiator.



Shower Room
1.23m x 2.67m

The Shower Room is situated between the Kitchen and Double Bedroom. Contains modern fitted cabinets, sink, toilet with enclosed cistern, Triton electric shower with clear screen, heated towel radiator, wet wall surround and slate tiled flooring.



Double Bedroom
2.53m x 3.96m

The good sized Double Bedroom has a window with a south aspect. Contains a large built-in wardrobe with shelving and hanging space, a single socket, two double sockets, radiator and carpet. The wardrobe contains the hot water tank.



Sitting Room
4.44m x 4.31m

The spacious Sitting Room has a window overlooking Commercial Road. Contains a solid fuel fireplace with wood mantle and tile surround, four double sockets, telephone point, television aerial point, radiator and a cupboard with shelving and electric meter.

Second Bedroom
2.48m x 3.23m

The spacious second Bedroom has a window looking out over Commercial Road. Contains built-in wardrobe with shelving, hanging space and vanity, a double socket and radiator.

Information

External

Access to the rear of the property is via a door from the communal passage on the ground floor. There is a derelict coal store which is for the use by the dwelling and a large grass and gravel area which is shared with the other proprietors of the tenement.

General Information

- Heating by electric boiler serving thermostatically controlled radiators supplemented by solid fuel fireplace.
- Hot water by hot water cylinder connected to electric boiler.
- Laminate flooring unless otherwise stated.
- Mainly double glazed windows unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band C.
- Home Report available week beginning 14th October 2019.

Directions

The tenement is between St Olaf and King Harald Streets. Entry is via a single brown wooden door to the right of Happy Haddock Fish & Chip shop.

Places of Interest

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

