

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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

This first floor, one bedroom property is in move in condition, good decorative order and has views over the rooftops to the harbour and Bressay.

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

The central location means that Commercial Street boasting a variety of retail shops, vet, grocers, Post Office, restaurants, take-aways and North Ness Business Park complete with café bar and cinema, are all in easy walking distance.

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 £120,000 are invited

Accommodation	Hall, Shower Room, combined open plan Kitchen & Sitting Room and Double Bedroom.
External	Tarred access only road from Harbour Street. No parking available on site.
Viewings	<b>Highly recommended.</b> Please contact the Seller on 07483 939 659 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	C(77)

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

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Hall 2.58m x 1.56m

A flight of concrete steps with hand rail leads from the cul-de-sac to a wooden external door. The Hall contains a bench with the Megaflow pressurised hot water system situated on same and a washing machine below. There are also coat hooks, panel heater and laminate flooring.

### Shower Room 2.56m x 1.67m

A door from the Hall leads to the Shower Room. Contains a shower fed from a pressurised hot water system, wet wall surround, toilet, sink with tiled splash back and glass shelf above, towel radiator, mirrored cabinet, extractor fan and vinyl flooring.

### Combined Kitchen & Sitting Room 5.97m; 4.71m x 1.46m; 4.33m

Accessed from the hall this combined open plan Kitchen and Living Area has two windows facing east with views out over the Harbour to Bressay. The Kitchen area has vinyl flooring with timber skirting separating it from the Living Area which has new carpet.

The combined area contains a grey cabinet with drawers and condenser tumble dryer on same, modern cream fitted cabinets, dark worktops, stainless steel sink, tiled splashback, electric oven and hob, extractor fan, microwave, under counter fridge, three single sockets, five double sockets, two telephone points, a television aerial point and newly installed Dimplex Quantum storage radiator.

### Double Bedroom 2.90m x 4.32m

This good sized Double Bedroom has a window also with sea views. Contains three double sockets, panel heater, built-in double wardrobe with mirrored doors, new carpet and high positioned cupboard containing the newly installed electric meter.

### General Information

- Electric storage heater, panel heaters & heated towel radiator.
- Mains water and drainage.
- Double glazed windows throughout unless otherwise stated.
- All appliances as listed above 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.