

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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34 Market Street, Lerwick, Shetland, ZE1 0JP

Situated in the centre of Lerwick, this stylish three bedroom property, fully renovated, in 2017 benefits from two Shower Rooms and spacious open plan living accommodation.

The property is close to all local amenities, such as, the various retail and commercial businesses, restaurants, cafes and take-aways along Commercial Street.

Given its central location, the flower park, and children's play park, Mareel Cinema complex and Lerwick Harbour are all within minutes' walk, making this an ideal Lerwick base, with the added benefit of on-street parking on the doorstep.

This property presents an ideal opportunity for a small family or professional couple.

Offers over **£182,000** are invited

Accommodation	<u>Ground Floor</u> :- Vestibule, Hallway, Shower Room, open plan Kitchen & Sitting Room and Utility Room. <u>First Floor</u> :- Two Double Bedrooms, Single Bedroom and Shower Room.
Viewings	Highly recommended. Please contact the Sellers on 07872 336 901 or 07738 245 590 to arrange a viewing.
Entry	By arrangement.
EPC Rating	C(74)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Vestibule 1.90m x 1.80m

An external glass paned door leads direct from Market Street into the good sized Vestibule. Contains a double socket, coat hooks, linoleum flooring and a Cupboard with electric meters and double socket.

Hallway 1.90m x 2.48m

An internal glass paned door leads into the Hallway. Contains smoke alarm and Dimplex Quantum heater. A wooden staircase with hand rail leads to the first floor.

Shower Room 1.98m x 1.96m

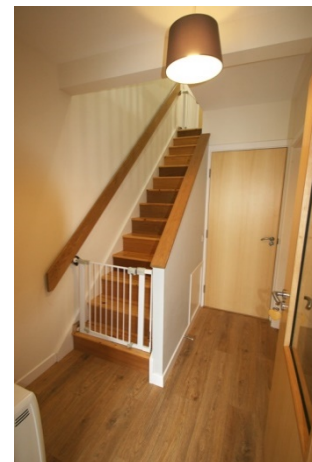
This good sized Shower Room contains a corner walk-in shower with wet wall surround, sink, toilet, fitted mirror, shaving socket, towel radiator, extractor fan, non-slip flooring and part coombed ceiling.

Open plan Kitchen & Sitting Room 3.40m x 7.85m

The open plan Kitchen and Sitting Room is spacious and has a window facing West. Contains modern white fitted cabinets with dark worktop, breakfast bar, stainless steel, Neff induction hob and extractor fan, integral Neff oven and grill, space for a dishwasher, six double sockets, telephone point, television aerial point, smoke alarm and Quantum heater.

Utility Room 2.09m x 1.37m

Access via a sliding door from the Kitchen there is a convenient Utility Room. Contains white modern fitted cabinet with dark worktop, drying pulley, two double sockets and extractor fan. There are spaces for a washing machine and standalone fridge/freezer.



First Floor

Landing 2.03m; 1.04m; 2.47m x 3.93m; 1.09m

The Landing is accessed via the wooden staircase and contains smoke alarm and a good sized **Cupboard** (2.01m x 0.84m) providing access to the Megaflo hot water cylinder with dual immersion heaters and shelving.

Double Bedroom 1 3.41m x 2.97m

This Double Bedroom to the rear of the property has a south facing window. Contains a single socket, three double sockets, tv aerial point, telephone point, panel heater and built-in wardrobe with mirrored sliding doors, hanging space and shelving.

Single Bedroom 2.12m x 2.94m

Situated at the opposite end of the Landing, this single Bedroom, perfect as a nursery or home office has a window overlooking Market Street and facing West. Contains a single and two double sockets, tv aerial point and panel heater.



First Floor cont'

Double Bedroom 2 3.32m x 2.94m

A further Double Bedroom is situated between the Single Bedroom and Shower Room and has two windows overlooking Market Street. Contains a single socket, three double sockets, tv aerial point, telephone point and panel heater.

Shower Room 1.98m x 1.78m

Another spacious Shower Room has a patterned window facing south. Contains walk-in corner shower with wet wall surround, sink, toilet, towel radiator and non-slip flooring.



Information

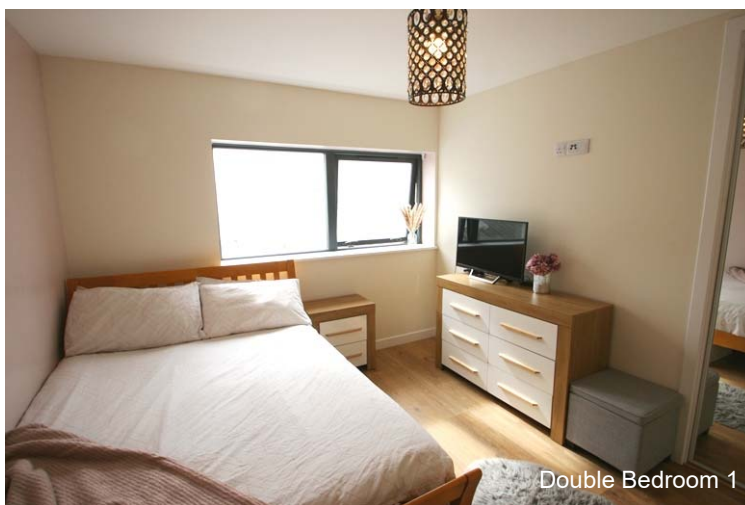
General Information

- Quantam electric storage radiators and panel heaters.
- Mains water and drainage.
- Wood effect laminate flooring unless otherwise stated.
- Double glazed windows throughout.
- Converted to a dwellinghouse in 2017, with Professional Consultant's Certificate due to expire in 2023
- On street parking available.
- Council Tax Band D.
- Home Report available.



Directions

Market Street can be accessed from Commercial Road with Home Furnishings on the corner. The property is situated about halfway between the bottom and Harbour Street at the top. It is painted white with attractive grey trim.



Places of Interest

- Mareel Entertainment Complex with cinema and café and bar
- Shetland Museum & Archives
- Viking Bus Stop is around the corner providing for a good town centre service but also various choices of take-aways and restaurants
- Commercial Street is within walking distance with its restaurants, bars, retail and commercial business

