

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Flat 1, 20 Chromate Lane, Lerwick, Shetland, ZE1 0AL

This first floor, one bedroom flat is in good decorative and move in condition. It is situated within a line of terraced houses at the top end of Chromate Lane, just a stone's throw from Commercial Street with its retail shops, Post Office, restaurants and cafes.

This area is known as the Old Town and provides for picturesque coastal walks from the small boat harbour around the Knab to Breiwick. Within easy walking distance are Mareel Entertainment Complex and Cinema, Shetland Museum with Hays Dock Restaurant and Clickimin Leisure Centre.

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

Offers over **£91,000** are invited

Accommodation	Combined Sitting Room & Kitchenette, a Double Bedroom and Shower Room.
Viewings	Highly recommended. Please contact Seller on 07931 323 663 to arrange a viewing.
Entry	By arrangement.
EPC Rating	C(69).

Further particulars and Home Report from and all offers to:-
Anderson & Goodlad, Solicitors

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Accommodation

Entrance Area

Entrance to the property is via an external door that leads into the shared staircase provides access to the first and second floor flats within the building.

Combined Sitting Room & Kitchenette

4.06m x 3.80m

The Sitting Room with Kitchenette has a window facing West. Contains fitted kitchen cabinets and worktops, stainless steel sink, integral electric oven and hotplate with extractor fan, wet wall splashback, bar fridge/freezer, a single socket, six double sockets, telephone point, television aerial point, smoke alarm, storage heater, built-in shelving, cupboard containing electric meter and linoleum flooring in kitchenette area.

Shower Room

1.68m x 2.63m

The good size Shower Room contains a two piece suite (toilet & sink), corner electric shower, wet wall, fitted heater, extractor fan, large mirror, shelving, washing machine and linoleum slate effect flooring.

Double Bedroom

3.37m x 2.67m

The Double Bedroom has an East facing window looking out over the neighbouring drying greens. Contains two double sockets, a storage heater, smoke alarm and a built-in cupboard containing the hot water tank and shelving.



Information

General Information

- Heating by electric storage heaters.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and flooring coverings included in the sale.
- All furniture is included in the sale.
- Council Tax Band A.
- Home Report available.

Directions

Church Road is located at the East end of Commercial Street. The Chromate Lane terraced houses run parallel to Church Road and are separated by a public green. Flat 1 is situated at the top end of the terraced houses.

Places of Interest

- Coastal walks.
- Small boat harbour.
- Commercial Street providing access to all retail and commercial shops, banks, Post Office, restaurants and cafes.
- Walking distance to Mareel Entertainment Complex and Cinema, Library, the Garrison Theatre, public parks, Islesburgh Community Centre and many more local attractions.

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.