

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk

REDUCED



1 Church Road, Lerwick, Shetland, ZE1 0AE

This unique, three storey, Georgian property is situated in a prime location on the corner of Church Road and Commercial Street within the Lanes Conservation Area. Originally constructed in the early 19th Century, it has retained many original design features.

The property is conveniently located close to all local amenities, such as, a nursery, schools, transport links, Banks, shops, cafés, restaurants, bars and cinema.

The presents an ideal opportunity as a comfortable family home.

Accommodation:-

Ground Floor:- Utility Room.

First Floor:- Double Bedroom, Shower Room and Living Room.

Second Floor:- Kitchen, Bathroom, Sitting Room and Double Bedroom.

Viewings:-

Highly recommended. Please contact the Seller on 01595 695031 or barbararidland@gmail.com to arrange a viewing.

Entry:-

By arrangement.

EPC Rating:-

Band E54.

Offers in the region of
£240,000 are invited.



Accommodation

Ground Floor

Hallway (1.0m x 5.38m)

From Church Road an external wooden door leads into a long Hallway with under stair storage cupboard and a door leading to the Utility Room. An opening at the end of the Hallway leads to the ground floor Hall (2.17m x 1.99m; 4.95m) that contains a smoke alarm and WC (toilet and sink) (0.87m x 1.64m). A Georgian style staircase with large arched stained glass windows at the mid-landings leads to the main living areas.

Utility Room (3.46m; 2.83m x 4.88m)

The Utility Room, featuring a large stone fireplace, has two windows overlooking Church Road and the neighbouring courtyard. It contains the District Heating System, two double sockets, pipes for a washing machine, work benches, shelving and drying pulley.



First Floor

Landing (3.79m x 1.47m)

The first floor Landing is well lit and contains a double socket, chandelier and two cupboards with shelving. All rooms on this floor lead off the Landing.

Shower Room (1.46m x 1.86m)

The convenient second Shower Room contains a large Shower and extractor fan.



Double Bedroom 1 (4m x 4.92m)

The spacious Double Bedroom has a large window overlooking the neighbouring garden grounds and features two recessed shelved cupboards. Contains a single socket, two double sockets, radiator and carpet.



Living Room (5.56m x 4.82m)

With views across Lerwick's peerie boat harbour to Bressay through a large, bay curved window this light and airy room, currently being used as a studio, would make an ideal formal Sitting Room. Contains one double socket, two radiators. A Georgian-style door leads to a Storage Cupboard with sink, work bench, shelving, a double socket and electric meter (1.47m x 1.18m).



Second Floor

Landing (5.28m x 1.16m)

The second floor Landing contains a double socket and provides access to all rooms on this floor.

Kitchen (0.88m; 3.94m x 2.77m)

The current Kitchen has a window with roof top views over Lerwick Harbour and Bressay. Contains fitted cabinets, pantry, worktops, stainless steel sink, electric oven, a single socket, five double sockets, telephone point, radiator, linoleum flooring and access to the loft.



Bathroom

(3.80m; 2.85m x 2.04m; 2.31m; 1m)

The modern, family sized Bathroom has a patterned window facing North/West. Contains a three piece suite (sink, toilet and bath), shower over bath with wet wall, plumbing and space for washing machine, fitted mirrored cabinet, a single socket, radiator, light with shaving socket and painted floor boards.



Double Bedroom 2 (2.97m x 3.51m)

This Double Bedroom has a window with views over the roof tops to Bressay. Contains a double socket and radiator.



Sitting Room (4.12m x 4.81m)

The spacious, light filled Sitting Room has a feature curved bay window looking north out over Lerwick Harbour and Bressay. Although currently used as a family space, it would make an ideal Master Bedroom. Contains two double sockets, telephone point, radiator and has carpet.



General Information

The property is situated on the corner of Church Road and Commercial Street with its entrance on Church Road opposite the traffic lights. The first and second floors have rooms above Commercial Street with views out over Lerwick Harbour and Bressay.

Other Information

- Heating by District Heating System.
- Mains water and drainage.
- Exposed floor boards throughout unless otherwise stated with the Staircase and Landings being varnished.
- High ceilings throughout.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- Council Tax Band E.
- Home Report available.



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

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.