



## 9 Queens Place, Lerwick, Shetland, ZE1 0BZ

This ground floor, two bedroomed flat is in move-in condition and is situated at the end of the Queens Place and Gardie Lane tenements with its own front gardens and a shared drying green.

A short walk down the lanes will take you to Commercial Street with all its retail outlets, general stores, restaurants and cafes. It is also close to Scalloway Road which provides a good bus service to all communities within Shetland, together with town service that runs throughout the day.

9 Queens Place presents an ideal opportunity for a first time buyer, small family or those looking to downsize.

Offers over £130,000 are invited

Accommodation	Kitchen, Sitting Room, two Double Bedrooms and Bathroom.
External	Two front gardens with established bushes and flower beds. Shared drying green at rear. Convenient storage cupboard in common stairwell.
Viewings	<b>Highly recommended.</b> Please contact Sellers on 07785 610 789 or 07979 803 764 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(66).

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

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Common Stairwell

Entrance to the property is obtained via the common stairwell. Access to this area is via three external doors. One direct from Queens Lane and the other two leading from the front garden and rear of the property. Opposite No. 9's front door is a convenient under stair storage cupboard, which contains the Megaflow 210L tank and is included in the sale.

### Vestibule 1.67m x 1.20m

The Vestibule contains inlaid matting, coat hooks, Megaflow boost control, shelving and cupboards that contain the electric meters.

### Kitchen 4.10m x 2.30m

Facing East, the well-lit Kitchen has two windows overlooking the shared drying green. Contains fitted cabinets with worktop, stainless steel sink, tiled splash back, electric oven with gas hob and extractor fan, spaces for a dishwasher, washing machine, standalone fridge freezer, six double sockets and linoleum flooring.

### Sitting Room 4.14m x 4.54m

Via a glass paned door from the Vestibule, the spacious Sitting Room has a large window looking out over the front garden. Contains an open fireplace with hearth, built-in cupboards with shelving, a single socket, four double sockets, telephone point, television aerial point and storage heater.

### Hallway 0.90m x 1.40m

From the Sitting Room a door leads to a small Hallway providing access to the two Double Bedrooms and Bathroom. Contains a single socket, storage heater and smoke alarm.

### Bathroom 1.37m x 2.30m

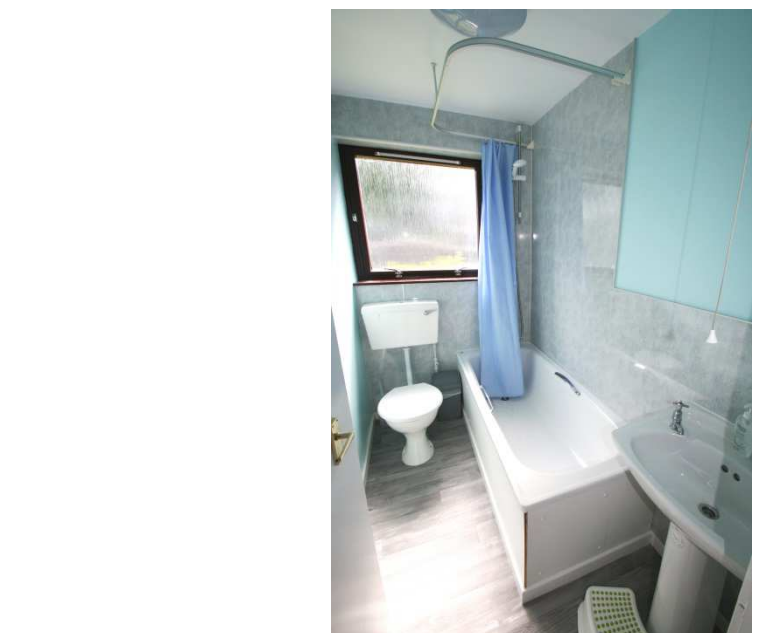
The Bathroom has a patterned window facing East. Contains a three piece suite (toilet, sink and bath with shower above), towel radiator, part wet wall and linoleum flooring.

### Double Bedroom 1 3.00m x 3.90m

With a window looking out over the shared drying green, this good sized Double Bedroom contains a single socket, two double sockets and television aerial point.

### Double Bedroom 2 4.20m x 3.0m

This generous Double Bedroom has a window overlooking the front garden. Contains a built-in wardrobe with hanging space and shelving, a single socket, a double socket, television aerial point and storage heater.



## Information

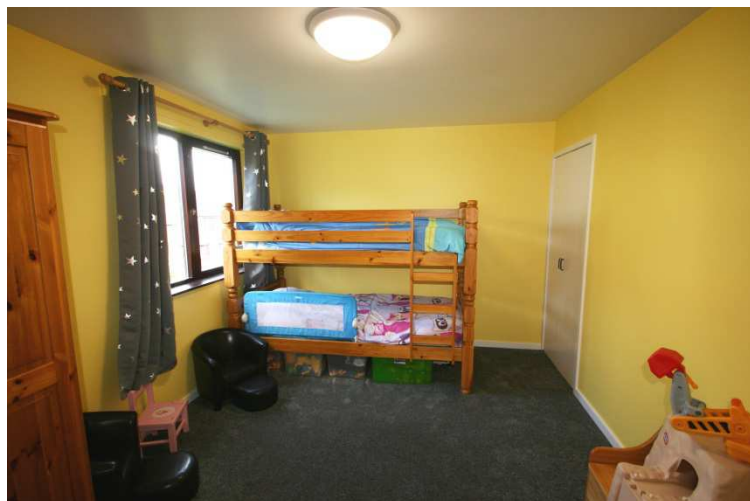
### External

The walled garden grounds include two front gardens with established bushes, flower beds and grassed area. At the rear of the property is the drying green, which is shared with the proprietors of the flat above. On street parking available.



### General Information

- Heating by open fire place and electric storage heaters.
- Mains water and drainage.
- Wood effect laminate flooring in the Vestibule and Sitting Room. Carpet in the Hallway and two Double Bedrooms.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- The dishwasher, washing machine and standalone fridge-freezer are available by separate negotiation.
- Council Tax Band C.
- Home Report available.



### Directions

Queens Place is situated at the top of Church Road car park and is accessed via South Road just beside St Olaf's Hall on the corner. From Commercial Street pedestrian access can be obtained via the lane between Jamiesons Knitwear and Smiths Clothing and also the lane beside the Chemist at the Market Cross.



### Places of Interest

- Commercial Street with its many retail shops, restaurants, cafés and bars
- Coastal walks including Lerwick Harbour and the Knab
- Mareel Entertainment Complex with cinema
- Clickimin Leisure Centre with indoor pool and indoor multi-purpose field
- Two large grocery shops

