

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk)

[www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)



## 16 Water Lane, Lerwick, Shetland, ZE1 0AG

This end terrace, two storey, three bedroom property is situated in a quiet, yet central, area of Lerwick with its own rear courtyard.

The property benefits from the recent installation of under floor insulation and new flooring on the ground floor.

It is within easy walking distance to the Town Centre with all its local amenities including Banks, cafés, restaurants, retail shops and grocery stores.

This property presents an ideal opportunity for a growing family or for first time buyers.

Offers over **£140,000** are invited

<b>Accommodation</b>	<u>Ground Floor</u> – Porch, Sitting Room, Kitchen & Rear Porch. <u>First Floor</u> – Bathroom, a Double Bedroom and two Single Bedrooms.
<b>External</b>	Rear patio area with mature tree and flowerbeds. On street parking.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact Seller on 07766 421 040 to arrange a viewing.
<b>Entry</b>	By arrangement.
<b>EPC Rating</b>	E(50)

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](mailto:solicitors@anderson-goodlad.co.uk) W: [www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)

## Ground Floor

### Entrance Porch 1.86m x 1.94m

Steps lead to the external wooden door. The Entrance Porch has a window looking out over Water Lane. Contains a double socket, telephone point, storage heater, smoke alarm and coat hooks. Door leading to the Sitting Room and stairs to first floor Landing.

### Sitting Room 5.02m x 3.70m

Through a glass paned door from the Porch, the spacious Sitting Room has a large window overlooking Water Lane. Contains two single sockets, two double sockets, telephone point, television aerial point, storage heater, a sizeable under stair storage cupboard containing electric meter and a further cupboard containing the hot water tank and shelving.

### Kitchen 5.02m x 2.66m

A further glass paned door leads to the good sized Kitchen with a window overlooking the rear patio. Contains fitted cabinets with solid wood worktops, electrical appliances (incl. AEG oven, grill and induction hob, Zanussi fridge/freezer, Zanussi washing machine, SMEG dishwasher), stainless steel sink, a single socket, four double sockets, storage heater and hot water boost control.

### Rear Porch 0.85m x 1.55m

A door from the Kitchen leads to the Rear Porch providing access to the rear courtyard and pathway to the front of the property. Contains a storage area (0.85m x 1.11m) with shelf.



## First Floor

### Landing 3.08m x 1.10m

The First Floor landing has a large window situated at the gable end and contains a double socket, smoke alarm and hatch to the partially floored loft.

### Bathroom 1.95m x 1.95m

The Bathroom has an obscured glass window facing West and contains a three piece suite (toilet, sink, bath), electric shower over bath with tiled splash back, fitted mirrored cabinet, towel radiator and cork flooring.

### Double Bedroom 2.84m x 4.31m

With window facing East and having sea views, this good sized Double Bedroom contains two double sockets (one with USB sockets) television aerial point, panel heater, fitted shelving and built-in wardrobe.

### Single Bedroom 1 2.10m x 3.25m

Opposite the Bathroom is a Single Bedroom that has a window overlooking Water Lane. Contains two double sockets (one with USB sockets), television aerial point, panel heater and built-in wardrobe with hanging space and shelving.

### Single Bedroom 2 4.00m x 2.10m

Facing West this generous Single Bedroom has a window overlooking the rear garden and neighbouring bushes. Contains two double sockets (one with USB sockets), panel heater and built-in wardrobe.



## Information

### External

Pathway from front leading to the west facing courtyard at the rear of the property with mature tree, flower beds and clothes line.

### General Information

- Heating by electric storage heaters and newly fitted tank jacket around water tank.
- Mains water and drainage.
- Under floor insulation installed at ground floor level with wood laminate flooring throughout unless otherwise stated.
- Additional insulation installed in ceiling within recent years.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- All white goods are included in the sale.
- Council Tax Band C.
- Home Report available.

### Directions

At the Church Road roundabout, turn onto Greenfield Place. St Columbus Church is on the corner. Water Lane is the next left with No. 16 being the first in a row of terrace houses.

### Places of Interest

- St Columbus Church
- Coastal walks at the doorstep
- Small Boat Harbour & Pier
- Commercial Street with its retail shops, DIY stores, restaurants, cafes and grocery stores.
- Shetland Museum
- Mareel a multi-entertainment complex with cinema



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.