

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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First Floor Flat, 80 Commercial Street, Lerwick, Shetland, ZE1 0DL

Situated within the Lanes Conservation Area with picturesque views over Lerwick Harbour to the island of Bressay, this attractive first floor flat has been beautifully renovated and refurbished to a high standard.

The property features include high ceilings with intricate rose plaster work, chandeliers and ornate fire places with appealing glazed tiles creating an impressive decorative style.

Located above Ninian shop on Commercial Street the property is conveniently located close to all local amenities, such as, play parks, nurseries, schools, transport links, Banks, shops, cafés, restaurants, bars, museums and cinema.

This property presents an ideal opportunity for a unique home within the heart of the town centre.

Offers in the region of **£188,000**

Accommodation	Kitchen, combined Sitting Room and Dining Area, three Double Bedrooms and Bathroom.
Viewings	Highly recommended. Please contact Sellers on 01595 694224 or 07767 600 523 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(44).

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

Anderson & Goodlad, Solicitors

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Accommodation

Entrance

Entrance is taken via Commercial Street between the shops Ninian and Aurora. The wooden staircase is well lit by a large skylight and automatic lighting and is shared with the second floor flat above.



Hallway 8.20m x 1.30m

The Hallway provides access to most rooms with the exception of the Kitchen and contains a double socket and storage radiator.

Master Bedroom 5.98m x 4.61m

The spacious Master Bedroom has a bay window overlooking Commercial Street and a further window facing south. Contains an ornate fire place with hearth and mantel, four double sockets, telephone point and storage radiator.



Double Bedroom 1 3.36m x 3.61m

This good sized Double Bedroom also has a bay window looking out over the main street. Contains an ornate fire place with hearth and mantel, four double sockets and storage radiator.

Bathroom 2.09m x 4.51m

The impressive family Bathroom has a frosted window and contains a claw bath, pedestal sink, toilet, large walk-in shower with glass screen and wet wall lining, washing machine, tumble dryer, towel radiator and tiled flooring.



Double Bedroom 2 3.29m x 3.95m

This Double Bedroom is currently being used as a studio and has a window facing south east. Contains two double sockets, an internal window looking out into the Hallway and painted flooring.

Combined Sitting Room & Dining Area 4.20m x 7.60m

Situated at the rear of the property with two large windows overlooking Lerwick Harbour and a further window facing south the spacious combined Sitting Room and Dining Area contains an ornate fire place with hearth and mantel, seven double sockets, two telephone points, a Quantum dual element storage radiator and American style fridge/freezer.

Kitchen 3.11m x 1.84m

The modern, galley style Kitchen is situated off the Dining Area. Contains black fitted cabinets with worktop, red glass splashback, Belfast sink, induction hob, NEFF electric oven, dishwasher, down lights and tiled flooring.





Information

General Information

- Heating by electric storage heaters and a Megaflo hot water tank with a dual immersion heater.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Partial double glazed windows.
- Carpets and flooring coverings included in the sale.
- Furniture and white goods are available by separate negotiation.
- Fire places not currently in use.
- Council Tax Band D.
- Home Report available.

Directions

Entrance to the property is from Commercial Street between the shops Ninian and Aurora.

Places of Interest

- Shetland Museum & Archives
- Coastal walks
- Lerwick Harbour
- Walking distance to Mareel Entertainment Complex and Cinema, Library, the Garrison Theatre, public parks with tennis courts & bowls green, Islesburgh Community Centre and many more local attractions
- Historic Clickimin Brough
- Clickimin Leisure Centre with indoor heated swimming pool and state of the art indoor training facility.

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.

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

