

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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17 Clairmont Place, Lerwick, Shetland, ZE1 0BR

This charming two-bedroom end-terrace property is located within a quiet, sought after area in central Lerwick within easy walking distance of Commercial Street, Mareel cinema complex and the picturesque Knab and Breiwick Bay areas.

The property benefits from a low maintenance, south-facing gravel and decked garden area, perfect for outside entertaining during the summer months.

The property, which is believed to date from the 1880s, has been tastefully updated and is connected to the Lerwick District Heating Scheme.

The property presents an ideal opportunity for a first-time buyer or small family.

Offers over **£175,000** are invited

Accommodation	<u>Ground Floor</u> – Sitting Room, Kitchen & Utility Room. <u>First Floor</u> – Two Double Bedrooms and Bathroom.
External	Walled outside area with attractive decking, gravelled area, shed and off road parking for a small car.
Viewings	Highly recommended. Please contact Seller on 07920 511 986 to arrange a viewing.
Entry	April 2018.
EPC Rating	E(52).

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

Anderson & Goodlad, Solicitors

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Ground Floor

Hallway

1.66m x 2.98m

Entrance to the property is by way of part-glazed hardwood door with single step. Contains a wall mounted shelf with coat hooks, laminate flooring and the District Heating System is located under the stairs.

Sitting Room

3.88m x 4.28m

This comfortable Sitting Room contains a multi-fuel stove, stone hearth with sleeper and brick work surround. The laminate flooring continues from the Hallway and is complimented by the oak effect venetian blinds. There are fitted shelves and a large white display unit, which is included in the sale. This room also contains a large radiator, five double sockets, television aerial, satellite connection and telephone point.

Kitchen

2.80m x 4.28m

This attractively fitted kitchen, with ample space for a dining table and chairs, contains country style units, terracotta tiles, oak effect worktops and ceramic sink. The units provide generous cupboard space, including a full-height larder, two partly glazed display units, wine rack, vegetable storage baskets, and integral fridge-freezer. This room is well-lit by two ceiling lights, a feature "ice-cube" pendant light fitting and worktop spotlighting. The Stoves EC600 electric double oven is included in the sale. Clothes pulley, three double sockets, two single sockets, extractor fan over oven, external extractor fan, aerial point and radiator.

Utility Room

1.65m x 1.3m

Accessed via the Kitchen, this useful space contains fitted cabinets and a granite effect worktop above the Zanussi washing machine, which is included in the sale. Linoleum flooring, ironing board hook and cabinet containing the electric meter.



First Floor

Landing

3m x 2.90m

The open wooden staircase leads to the well-lit Landing, which provides access to the Bedrooms, Bathroom and Loft via an access hatch. There is a single socket, smoke detector and Velux roof light. The upper floor, with the exception of the Bathroom features sanded wooden floorboards.

Double Bedroom 1

2.83m x 4.28m

This spacious Double Room contains a large built-in wardrobe with hanging rail and shelving above. There is also a part-shelved recess, striking "Sputnik" light-fitting, two above-bed wall lights, radiator, four double sockets and single socket with aerial connection suitable for a wall mounted television.

First Floor *cont'*

Double Bedroom 2 2.55m x 4.28m

Well-proportioned second Double Bedroom with dual aspect windows. Part-shelved recess, radiator and three double sockets.

Bathroom 3m x 1.3m

The Bathroom features a white suite, bath, with mixer shower above, heated towel rail and modern hand-wash basin with shelved cupboard underneath. The white storage unit and mirrored sliding cabinet are included in the sale. Slate tiled flooring and Velux roof-light.



Information

External

The property is situated at the end of the lane at Clairmont Place. The garden area is adjacent to the property and features an attractive decking and a gravelled area. The garden walls provide for a sheltered sun-trap during the summer months, perfect for entertaining. There is a private driveway on which the small shed is currently located. There is currently a fence in place, which could easily be removed to allow parking on the driveway for a small vehicle. It would be possible to fit a larger vehicle if the shed were to be removed. There is a washing line in place and a bracket for a satellite dish.



General Information

- District Heating System installed.
- Mains water and drainage.
- Double glazed windows/Velux roof-lights throughout.
- All blinds, including the black-out blinds in the Bedrooms are included in the sale.
- All fixed floor coverings are included in the sale.
- The apparatus for the stove, including the poker set, iron bucket and large basket are included in the sale.
- All light fittings, with the exception of the lamp shade in Bedroom 2, are included in the sale.
- Woodworm treatment carried out in early 2017. Guarantee available.
- New insulation installed in the Loft in 2017.
- Council Tax Band C.
- Home Report available.



Directions

Situated across from the south end of Hill Head, access to the dwellinghouse is via a lane at Clairmont Place. There is on street parking via Thorfinn Street that abuts the terraced properties and No. 17 is the last house on the South end.



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.