

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 12 St. Magnus Street, Lerwick, Shetland, ZE1 0JT

A fantastic opportunity to purchase this traditional, two-storey family home within the heart of Lerwick benefiting from spacious rooms, high ceilings and distinctive Art Deco features.

Given the property's age, renovation and refurbishment would be desirable.

Historically the property was used as a Telecom Exchange and has some of the footprints of history still visible.

The property is in a central location within easy walking distance to all local conveniences, such as, Mareel cinema and entertainment complex, Viking Bus Stop, take-aways, restaurants and Commercial Street with its retail shops.

This property presents an ideal opportunity for those looking for a project or for a larger family home.

Offers over **£180,000** are invited

<b>Accommodation</b>	<u>Ground Floor</u> :- Sitting Room, Kitchen, Bathroom and two Double Bedrooms. <u>First Floor</u> :- Two Double Bedrooms.
<b>External</b>	Walled garden grounds with flower beds at the front and garden green and large shed at the rear. On road parking.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Seller on 07990 588 748 to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	D(65)

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Front Porch 1.66m x 1.13m

Via a step from St. Magnus Street way there is a wooden external door leading into the Porch. Contains windows on two sides and period tile flooring.

### Front Hallway 1.94m x 2.13m

A patterned glass paned door leads into the front Hallway providing access to the Sitting Room, Double Bedroom 1 and staircase. Contains a single socket, telephone point, radiator, smoke alarm and storage cupboard under the stairs.

### Double Bedroom 1 4.12m x 4.16m

This sizeable Double Bedroom has a window looking out over St Magnus Street and also has a door leading to the rear Hallway. Contains a fireplace with tiled hearth, a single socket, double socket, radiator and cupboard with shelving.

### Sitting Room 4.12m x 4.16m

Across the Hallway is the good sized Sitting Room that also has a window over looking the front of the property. Contains a fireplace (not in working order) with tiled hearth, two double sockets, two radiators and a "v" lined wall.

### Rear Hallway 1.95m x 1.92m

Access to the rear Hallway is obtained via the Sitting Room and Double Bedroom 1. Contains under stair storage area, District Heating unit, coat hooks, smoke alarm and electric meter. A door leads into the rear extension.

### Kitchen 3.45m x 3.42m

The good sized Kitchen is well lit with a window overlooking the rear garden and a Velux rooflight. Contains fitted cabinets and worktop, stainless steel sink, tiled splash back, integral electric oven, four double sockets, telephone point, radiator, fire alarm and linoleum flooring.

### Double Bedroom 2 3.00m x 3.17m

To the right a small step leads through a door to the second ground floor Double Bedroom. Contains a window facing south, a double socket, radiator and built-in wardrobe with hanging space and shelving.

### Rear Porch 2.10m x 1.13m

On the other side of the Kitchen is a further door leading to the rear Porch. Contains radiator, "v" lined walls and linoleum flooring. A door to the right leads to the Bathroom and an external door with glass pane leads to the rear garden.

### Bathroom 2.10m x 2.15m

The good sized Bathroom has a frosted window and contains a bath, sink, toilet, radiator and mounted mirrored cabinet.



Double Bedroom 1



Double Bedroom 2

## First Floor

### Landing

1.94m x 1.20m

The staircase in the front hallway leads to the first floor Landing that has a large window looking out over the rear garden. Contains telephone point, radiator and smoke alarm. There is a cupboard (0.88m x 0.81m) providing access to the loft.

### Double Bedroom 3

4.13m x 4.15m

Situated at the south gable end, another spacious Double Bedroom has a window looking out over St Magnus Street. Contains an Art Deco fireplace, small cupboard with shelving, a single socket, double socket and radiator.

### Double Bedroom 4

4.13m x 4.15m

Also looking out over St Magnus Street, this large Double Bedroom contains Art Deco fireplace, built-in shelving, a single socket, double socket, radiator and "v" lined ceiling. There is a door leading into an "L" shaped walk-in wardrobe (1.93m; 0.88m x 1.08m; 2.12m) with window above the front porch and linoleum flooring.



## Information

### External

Enclosed garden grounds with ornate iron fencing at the front of the property. The property is fully bounded by dry stone and concrete block walls providing for a safe environment for children and pets.

There are established flower beds at the front with a concrete pathway leading to the rear of the property where there is a drying green and large **Shed** (6.00m x 3.70m) with power and lighting.

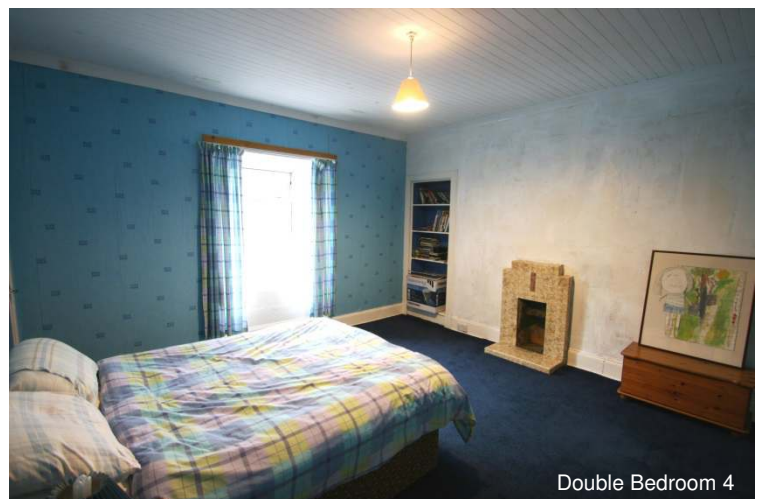
On road parking available on both sides of St Magnus Street.



Double Bedroom 3

### General Information

- Heating via the District Heating System.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Mixture of single & double glazed windows & Velux roof lights.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band E.
- Home Report available.



Double Bedroom 4

### Directions

St Magnus Street is a one way street with entry at the top from Harbour Street. The property is approx. half way down with iron fencing painted red.

### Places of Interest

- Shetland Museum & Archives
- Mareel cinema & entertainment complex
- Commercial Street with all its retail shops and restaurants.