

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 9 Church Road, Lerwick, Shetland, ZE1 0AE

This quaint, one bedroom property has the benefit of an additional attic room, ideal for a home office, and features an outside area to the rear of the property.

Planning Permission (ref. 2018/123/PPF) is in place for an alternative access at the side, to move the toilet/shower upstairs and erect an extension to the rear of the property providing for additional living space.

This end-terrace property is conveniently situated close to all retail shops and commercial business along Commercial Street and town centre and benefits from its close vicinity to extensive public parking.

Lerwick is the capital of Shetland and has all local amenities including two supermarkets and smaller grocery shops, a number of nurseries, two Primary Schools and Anderson High School, Clickimin Leisure Centre with its outdoor fields and 60/40 field inside and a cinema within the Mareel Entertainment Complex. There is a number of restaurants and café spread out within the town.

This property presents an ideal opportunity for a first time buyer or as a buy to let.

Offers over **£135,000** are invited

### Accommodation

Ground Floor:- Combined Kitchen & Sitting Room, large walk through Cupboard to Shower Room.

First Floor:- Double Bedroom

Attic:- Attic Room

### External

Grassed/gravelled area at the rear of the property. Free public parking available along Church Road car parks.

### Viewings

**Highly recommended.** Please contact the Seller on 07502 127 872 to arrange a viewing.

### Entry

Early entry is available once conveyancing formalities permit.

### EPC Rating

D(60)

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Hallway

0.96m; 0.76m

From the pedestrian pathway on Church Road there is a double glazed external door leading into the Hallway. Contains a storage heater, coat hooks, timber slat lining, durable mat and carpet. Staircase leads to first floor and a door and step down leads to the combined Kitchen & Sitting Room.

### Combined Kitchen & Sitting Room

3.64m x 4.37m

Via a glass door this combined area provides for the Kitchen and Sitting Room. Contains fitted cabinets, work top, stainless steel sink, electric oven with hob, two single sockets, seven double sockets, telephone and television aerial points, storage heater, smoke alarm and window seat. There is a panel next to the window providing access to the electric meter.

### Walk through Cupboard

2.33m x 0.95m

A further patterned glass door leads into a walk through Cupboard with shelving and the Megaflo hot water tank and coat hooks. A timber door leads to the Shower Room.

### Shower Room

3.17m x 0.84m

The Shower Room is situated at the rear of the property and is fitted with a modern vanity with sink, toilet, shower with wet wall surround, large mounted mirror, storage heater, heated towel rail, extractor fan and non-slip flooring.



## First Floor

### Staircase & Landing

0.46m

From the Hallway there is a carpeted Staircase leading to the First Floor. Contains a cupboard under with shelving and window on the gable end.

### Double Bedroom or Sitting Room

3.20m; 3.90m x 4.48m; 1.62m

This spacious Double Bedroom has a window looking out over the rear of the property and neighbouring mature trees. Contains five double sockets, telephone and television aerial points, storage heater, smoke alarm, down lights and a large wardrobe.



## Attic

### Staircase & Landing

1.29m x 3.10m

From the first floor Landing there is a further flight of steps with carpet inlay leading to the Attic space. This Landing is carpeted and provides convenient storage space with under eave storage cupboard and coombed ceiling.

### Attic Room

3.20m x 3.06m

A timber door leads into a good sized Attic Room which has a skylight facing south/east and window overlooking the staircase. Contains three double sockets, television aerial point, storage heater, smoke alarm and part coombed ceilings.



Double Bedroom

## Information

### External

The property is at the end of a tenement on Church Road.

At the rear of the property there is an area of ground that has gravel, rubble and grass and would be ideal for a drying green and alfresco dining. The corner of this area is defined by a unique division of buoys.

Current Planning Permission (ref. 2018/123/PPF) is in place for an alternative access at the south side of the house, to move the toilet/shower upstairs and erect an extension to the rear of the property providing for additional living space.

### General Information

- Heating electric storage/panel heaters.
- Mains water and drainage.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows/Velux skylights throughout unless otherwise stated.
- All items/appliances remaining in the property whether fixed or moveable are included in the sale.
- Council Tax Band A.
- Home Report available.

### Directions

The terrace runs up from the pedestrian crossing that divides Commercial Street near the small boat harbour.

There is a raised pathway with safety fence along the terrace separating it from Church Road.

9 Church Road is situated at the top end clearly marked.

### Places of Interest

- Commercial Street with all its retail and commercial business available.
- Lerwick Harbour and small Boat Harbour a stones through away.
- Coastal walks around to the Knab
- All local amenities that Lerwick has to offer.



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.