



## 6 Rechabite Place, Lerwick, Shetland, ZE1 0GN

Excellent opportunity to purchase this top floor, two-bedroom flat that provides stunning Harbour views across to the Island of Bressay.

Situated within the Lanes Conservation Area of Lerwick this property is in move-in condition and benefits from good sized rooms which have been neutrally decorated.

It is within easy walking distance down Mounthooly Street to Commercial Street with its variety of retail outlets showcasing local knitwear, arts and crafts, cafes and restaurants, Banks, newsagents, post office, DIY shop and grocery store. Further afield within Lerwick are the Primary Schools, Anderson High School, cinema, library, hospital and health centre.

This property presents an ideal opportunity for a first-time buyer, professional couple or would equally make a great buy to let. #

Offers over **£140,000** are invited

Accommodation	Kitchen, Living Room, Bathroom and two Double Bedrooms.
External	Communal drying green, lockable Store and further shared lockable Store on the ground floor.
Viewings	<b>Highly recommended.</b> Please contact the Seller on 07866 482 611 to arrange a viewing.
Entry	By arrangement.
EPC Rating	F(35)

Further particulars and Home Report from and all offers to:-  
**Anderson & Goodlad, Solicitors**

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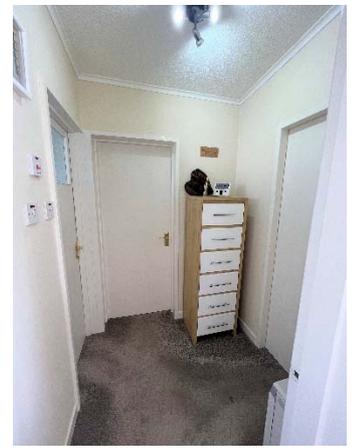
## Accommodation

### Entrance & Landing

Entrance to the Rechabite block is via a large glass paned door into a spacious communal stairwell.

The staircase is wide and benefits from large landings on each floor that are all well-lit with large window facing south.

The flatted property is situated on the top floor to the east.



### Entrance Hall

0.96m x 1.16m

The timber external front door leads into the Entrance Hall that provides access to the Kitchen and Living Room. Contains terracotta tiles and a door leading to a good-sized **Coat Cupboard** (0.88m x 1.70m) to the left of this space with coat hooks, electricity meter, shelving, power socket and linoleum flooring.



### Kitchen

2.82m x 3.00m

An opening leads into the north facing Kitchen with a window looking out over Lerwick Harbour to the Island of Bressay. Contains beech fitted cabinets and light worktop, tiled splashback, stainless steel sink, electric oven and extractor fan, four double sockets, panel heater and linoleum flooring. All white goods are included in the sale.



### Living Room

3.82m x 4.44m

A glass paned door from the Entrance Hall leads into the good-sized Living Room that has large windows facing south providing for a bright and airy living space. Contains a single socket, five double sockets, smoke alarm, television aerial point, storage heater and a built-in **Cupboard** housing the hot water tank and with ample shelving.



### Hallway

1.50m x 1.50m

Through an opening this Hallway provides access to the Bathroom and two Double Bedrooms. Contains a telephone point and Dimplex storage heater.

### Bathroom

1.48m x 2.90m

A patterned glass paned door leads into the Bathroom with a window facing North. Contains a Bath with Mira electric shower with glass screen, sink with fitted vanity and de-misting LED mirror above, toilet, heated towel rail, wet wall, tiles and linoleum flooring.

## Accommodation cont'

### Double Bedroom 1 4.14m x 2.87m

This spacious Double Bedroom has a window with east facing and sea views looking out across the roof tops of the Lanes Area to Bressay. Contains four double sockets, panel heater and built-in **Wardrobe** (1.20m x 0.48m) with ample hanging space and shelving.



### Double Bedroom 2 2.54m x 3.90m

This Double Bedroom has a north facing window with views of Bressay Sound. Contains a single socket, five double sockets, panel heater and built-in **Wardrobe** (1.18m x 0.40m) with ample hanging space and shelving.

## Information

### External

The Landing on the top floor is spacious and provides access to the convenient lockable "L" shaped **Store** (1.75m; 1.12m x 1.70m; 0.76m) situated just to the left of the front door to the flat. Contains electricity meter, lighting, a double socket and shelving.

On the ground floor of the communal stairwell is a lockage **Store** (3.18m x 2.00m) to the right that is owned in common between Flat 5 and 6. Contains power and shelving.

A paved pathway leading from the entrance to the north provides access to the shared drying green which is owned in common by the six flats in the block.

Communal recycling/refuse bins are located close to the entrance of the block of flats.



### General Information

- New interconnected smoke/heat alarms to be installed prior to sale.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Mainly double-glazed windows throughout unless otherwise stated.
- Furniture available by separate negotiation.
- Council Tax Band C.
- Home Report available.



### Directions

Vehicular access to Rechabite Place is off South Road between the Hillhead and Queens Place. Pedestrian access is via Mounthooly Street from the Market Cross up from the Shetland Tourism Office.

### Places of Interest

- Close proximity to the coastal walks at The Knab all the way around Breiwick Bay to Tesco and the Seafield area of Lerwick.
- Commercial Street down the Lanes with its retail outlets, DIY shop, grocery store, restaurants, cafes and bars.
- Mareel with cinema and café.
- Shetland Museum also with a café opening in approximately May.

