

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 9 Ronald Street, Lerwick, Shetland, ZE1 0BQ

Semi-detached, two-and-a-half storey, four bedroom family home benefiting from many original features including wrought iron railing, ceiling roses, high ceilings and period timber banisters albeit it does require extensive renovation and modernisation.

There is a low maintenance, stone chipped area at the rear of the property with a new shed complete with power.

The property is centrally located within walking distance to Commercial Street with its retail shops, restaurants, cafés, DIY store, grocery store, banks, etc.

Being the capital of Shetland, Lerwick provides all local amenities with two large supermarkets, health centre, nursery, primary and second schools, leisure centre with indoor 60/40 field, entertainment complex with cinema, museum and library. A small boat harbour at the foot of the hill for enthusiastic sailers and The Knab is just a brief walk away with its coastal walks with views across to Bressay and south mainland.

This property is an ideal opportunity for those looking for a renovation project to create a centrally located spacious family home.

Fixed Price £180,000

### Accommodation

Ground Floor:- Sitting Room, combined Kitchen & Dining Area, Wet Room, Utility Room & WC.

Mid-Landing:- Bathroom

First Floor:- Two Double Bedrooms.

Second Floor:- Two Double Bedrooms.

### External

Enclosed front stone chipped area with tarred access drive to stone chipped area at the rear with new shed, oil tank and access to dwelling house.

### Viewings

**Highly recommended.** Please contact the Seller on 07768 926 426 after 5pm to arrange a viewing.

### Entry

Early entry is available once conveyancing formalities allow.

### EPC Rating

E(43)

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

Anderson & Goodlad, Solicitors

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## Ground Floor

<p><b>Porch</b> 1.20m x 2.00m</p>	<p>Entrance to the dwellinghouse, is from the public footpath on Ronald Street via a wrought iron gate and concrete pathway. The external timber door leads into the Porch contains original period tiles and metal grate.</p>
<p><b>Hallway</b> 1.11m x 4.47m</p>	<p>A glass paned internal door leads into the Hallway providing access to the Living Area and Kitchen. This area contains coat hooks, single socket, telephone point, radiator and stairs leading to the first floor.</p>
<p><b>Living Room</b> 4.13m; 2.33m x 3.87m; 3.42m</p>	<p>The Living Room is situated at the front of the property with a bay window (2.44m x 1.50m) looking out onto the public park and patterned glass paned door. Contains a single socket, two double sockets and radiator.</p>
<p><b>Combined Kitchen &amp; Dining Area</b> 2.30m; 4.01m x 4.43m; 1.87m</p>	<p>The spacious area provides for both the Kitchen and Dining Area and is situated at the rear of the property with a window facing east. It requires renovation and modernisation. Contains fitted cabinets, worktops, stainless sink, cupboard, two single sockets, two double sockets, telephone point and radiator.</p>
<p><b>Wet Room</b> 1.54m x 2.87m</p>	<p>In the corner of the Kitchen/Dining Area is a convenient Wet Room which was installed 2021. Contains toilet, sink, electric shower area, Dimplex blow heater, extractor fan, wet wall and non-slip flooring.</p>
<p><b>Utility Room</b> 2.98m; 1.18m x 1.04m; 2.46m</p>	<p>A door from the Kitchen leads into the Utility Room providing direct access to the rear garden grounds. Contains plumbing for washing machine, Worcester oil-fired boiler, under stair airing <b>Cupboard</b> (1.14m (w)) containing the hot water tank, linoleum flooring and a separate <b>WC</b> (1.43m x 1.04m) containing sink, toilet and concrete flooring.</p>



## Mid-Landing Floor

<p><b>Bathroom</b> 2.70m x 2.28m</p>	<p>The family sized Bathroom has patterned windows facing East and internal patterned windows and is situated off the mid-floor Landing. Contains bath with mixer shower, sink, toilet, wet wall and tile surround and radiator.</p>
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## First Floor

<p><b>Landing</b> 2.37m x 2.30m</p>	<p>A carpeted staircase leads to the <b>mid-floor Landing</b> (2.23m x 0.85m) that has a double socket and door leading to the Bathroom. The staircase carries on up to the first floor Landing which is well-lit with a rooflight over the next staircase. Contains radiator.</p>
<p><b>Double Bedroom 1</b> 5.44m x 4.13m</p>	<p>This spacious Double Bedroom has a bay window (2.44m x 1.50m) looking out over the public park and benefits from an original ceiling rose and cornices. Contains a single and double socket, telephone point, radiator and a small Cupboard with shelving.</p>



## First Floor

**Double Bedroom 2**  
2.90m x 4.20m

Another good-sized Bedroom with east facing window containing a double socket and radiator.

## Second Floor

**Landing**  
2.37m x 1.37m

The staircase with original banister continues to the second floor Landing that has an east facing rooflight providing for a well-lit area and the loft access hatch.

**Double Bedroom 3**  
5.40m x 3.00m

Another large Double Bedroom with coombed ceilings has a dormer window with views across the public park out to Seafield and Breiwick Bay. Contains one double socket, tv aerial point, laminate flooring and under eave access.

**Double Bedroom 4**  
2.90m x 2.92m

This Double Bedroom has a rooflight facing East and contains a single socket, part coombed ceiling, under eave access and laminate flooring.

## Information

### External

The property is bounded by masonry wall at the front with an ornate wrought iron railing leading into a stone chipped area and concrete pathway to the front door.

Access to the rear of the property is via a tarred shared driveway that leads to a stone chipped area containing the oil tank and new **Shed** (1.50m x 3.82m) of concrete block construction on a concrete plinth, with windows and power. Boundaries at the rear are defined by tall timber fence and slatted fencing.

### General Information

- Heating via oil-fired boiler serving wet radiators.
- Hot water is from a hot water cylinder connected to boiler.
- Mains water and drainage.
- Carpet throughout unless otherwise stated.
- Combination of single and double glazed windows & Velux rooflights.
- Council Tax Band D.
- Home Report available.

### Directions

Ronald Street is situated the second left hand turn from the roundabout at St Columbus Church (just past the bus stop). The property is located across from the public park and along the access to Glenfarquar.

### Notes of Interest

- The Knab with its coastal walks around Breiwick Bay to Seafields & down to the small boat harbour
- Public bus stop at foot of Ronald Street
- Mareel Entertainment Complex with cinema
- Shetland Museum and Archives



Double Bedroom 1



Double Bedroom 3



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.

