

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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11B Union Street, Lerwick, Shetland, ZE1 0ET

This two-bedroom, first floor flatted dwellinghouse is attractively decorated with sea views across Breiwick Bay towards Bressay Lighthouse, Ness of Sound and the Island of Mousa.

The tenement block itself was re-roofed and re-pointed in 2019 and benefits from enclosed shared garden grounds with drying green, established bushes and trees and courtyard. The flatted dwelling has exclusive ownership of a garden store.

The property is centrally located close to all local amenities including Islesburgh Community Centre with its Central Café, Bells Brae Primary School, Gilbert Bain Hospital, Lerwick Health Centre and Freefield Pharmacy. It is also a short distance to the coastline of Breiwick Bay with coastal walks to enjoy to The Knab and around the Voe to Seafield with Fjara Café and Bar.

This property presents an ideal opportunity for a professional couple, young family or as a buy to let.

Offers over **£160,000** are invited

Accommodation	Hallway, Living Room, Kitchen, Bathroom and two Double Bedrooms.
External	Enclosed shared garden grounds with grassed areas, established bushes and courtyard. Exclusive ownership of a garden store.
Viewings	Highly recommended. Please contact the Seller on 07508 823 196 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(58)

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

Anderson & Goodlad, Solicitors

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Accommodation

Entrance

Entrance to the property is via a timber gate from the pedestrian public footpath on Union Street. From the rear courtyard the first door to the tenement provides access to the communal stairwell.

Hallway

4.47m x 1.06m;
1.65m x 0.60m

From the stairwell landing on the first floor, there is a blue, internal, timber fire door leading into the Flat. The Hallway contains one single socket, one double socket, Dimplex storage heater, smoke/heat alarm and laminate flooring. A **Cupboard** (1.10m x 1.13m) is situated near the bedrooms to the right with a step up and laminate flooring. Contains shelving, single socket, double socket and coat hooks. A further smaller **Cupboard** (0.24m x 1.10m) at the other end of the Hallway next to the Living Room and contains coat hooks.

Bathroom

1.64m; 1.37m x
3.30m; 2.34m

Directly opposite the front door is a glass paned door leading in the good-sized Bathroom that has a window facing south. Contains bath with shower and screen, wet wall surround, sink within vanity, toilet with built-in cistern, blow heater and towel rail.

Living Room

4.24m x 3.66m

The well-appointed Living Room has a good-sized south facing window with sea views. Contains five double sockets, tv aerial point, panel heater, smoke/heat alarm and laminate flooring. There is a small **Cupboard** (0.26m x 0.66m) containing the electric meter.

Kitchen

2.80m x 4.11m

From the Living Room there is a door leading into the good-sized Kitchen that has a window overlooking the rear courtyard and space for a dining table. Contains fitted cabinets, worktops, stainless steel sink, electric oven, extractor fan, fridge/freezer, washing machine, a single socket, two double sockets, telephone point, panel heater, smoke/heat alarm, drying pulley and laminate flooring. A **Cupboard** (0.70m x 1.00m) provides access to the hot water cylinder with shelving.

Double Bedroom 1

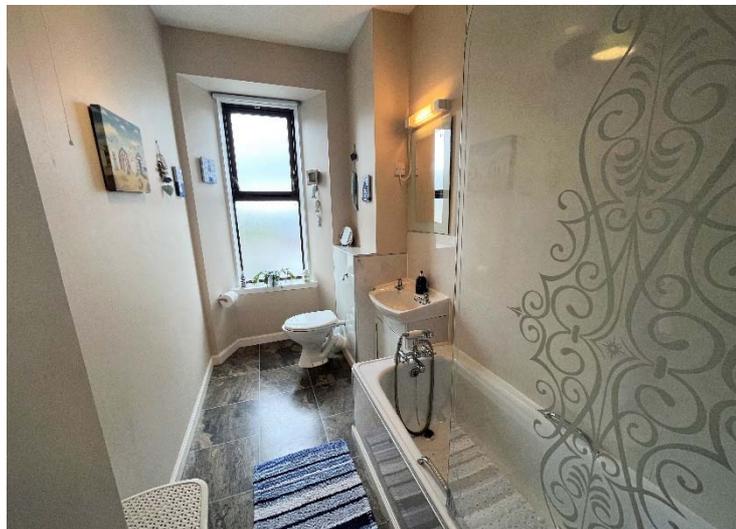
3.81m x 3.68m

This spacious Double Bedroom has a window with sea views across to Bressay Lighthouse and south to the Island of Mousa. Contains two double sockets, panel heater, carpet and **Wardrobe** (0.90m x 0.50m) with hanging space and shelving.

Double Bedroom 2

3.62m x 2.86m

Situated at the rear of the property with a window overlooking the shared garden and courtyard, this Double Bedroom contains three double sockets, panel heater, carpet and **Wardrobe** (1.14m x 0.50m) with hanging space and shelving.



External

The full tenement property abuts the pedestrian footpath on Union Street. The remaining boundaries lead from the building and are mainly concrete and stone walls with a timber gate at the west gable end providing access to the common drying green. The other pedestrian access is via a Lane that runs along the east gable directly into the common courtyard.

The common garden grounds include a drying green on the west side with established bushes and trees and a courtyard running along the rear of the full tenement property.

Along the rear boundary are Stores for each property within the tenement and the one owned by 11B has a blue door and is situated at the end of the row opposite the entrance door to the stairwell. The **Store** (1.86m x 1.04m) has flagstone flooring and is of brick and stone construction with a felt roof.

Information

General Information

- Heating by way of electric storage/panel heaters. Hot water via cylinder with dual electric immersion heater.
- Interlinked smoke/heat alarms installed.
- Mains water and drainage.
- Double glazed panes replaced 2019 & 2021.
- All white goods included in the sale.
- The tenement was re-roofed and re-pointed in 2019.
- Council Tax Band C.
- Home Report available.

Directions

Union Street is situated between King Harold Street and Burgh Road close to Breiwick Bay and South Road.
The property is on the corner of Union Street and Burgh Road.

Places of Interest

- Coastal walks at the end of the road leading to The Knab, The Sletts and along the Bay to Ness of Sound passing Fjara Café & Bar
- Isleburgh Central Café
- Freefield Pharmacy
- King Harald Flower Park with tennis court and outdoor bowls field



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.

First Floor Flatted Dwelling

