



## 10 Queens Place, Lerwick, Shetland, ZE1 0BZ

A fantastic opportunity to purchase this mid-terrace, two storey, two bedroomed property situated at the end of the Queens Place and Gardie Lane tenements and benefits from its own rear garden with drying green.

The property is dated and requires renovation and modernisation and this is reflected in the price but has potential to make into a beautiful home.

A short walk down the lanes will take you to Commercial Street with all its retail outlets, general stores, restaurants and cafes. It is also close to Scalloway Road which provides a good bus service to all communities within Shetland, together with town service that runs throughout the day.

Reasonably priced, 10 Queens Place presents an ideal opportunity for a first-time buyer, as a buy to let or somebody looking for a renovation project.

Offers over **£132,000** are invited

### Accommodation

Ground Floor:- Hallway, Living Room and Kitchen.

First Floor:- Bathroom and two Double Bedrooms.

### External

Rear garden with grassed area, established bushes and drying green.

### Viewings

**Highly recommended.** Please contact the Agents to arrange a viewing during business hours.

### Entry

Early entry is available once conveyancing formalities allow.

### EPC Rating

E(49)

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

**Anderson & Goodlad, Solicitors**

52 Commercial Street, Lerwick, Shetland, ZE1 0BD

T: 01595 692297 F: 01595 692247 E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk) W: [www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)



## Ground Floor

### Hallway 2.00m x 4.43m

From the public footpath there are concrete steps leading to a timber external door providing access to the Hallway that has a window facing north. Contains a single socket, storage heater, smoke alarm and under stair **Cupboards** (0.92m x 1.58m; 0.81m x 0.55m) one with the electric meter and the other with shelving and coat hooks.

### Living Room 3.39m; 2.93m x 3.30m; 6.22m

A door with a patterned glass pane leads into the spacious Living Room that provides ample space for a dining area and benefits from a good-sized window facing north and another overlooking the rear garden to the south. Contains non-operational fireplace, a single socket, three double sockets and storage heater.

### Kitchen 2.45m x 3.07m

Situated at the rear of the property with a window and convenient door leading out to the south facing garden, the basic Kitchen contains cabinets, worktops, open shelving, stainless sink, pantry, a single socket, two double sockets, drying pulley, plumbing for washing machine and linoleum flooring.



## First Floor

### Staircase 0.89m (w) & Landing 2.02m x 1.47m

The staircase with handrail leads to the first floor Landing that contains a single socket. Access to the roof space is via an original glass paned hatch and timber ladder. There is insulation within the floor cavity of the roof space and a south facing rooflight.

### Bathroom 1.99m x 1.86m

Situated at the top of the staircase, the Bathroom has a frosted south facing window and contains a toilet, sink, bath, tiled splashback, electric radiator and mirrored cabinet.

### Double Bedroom 1 3.43m x 3.40m

This Double Bedroom is located at the rear of the dwellinghouse with a window overlooking the south facing rear garden. Contains two double sockets, telephone point and built-in **Cupboard** (0.90m x 0.52m) containing the copper hot water cylinder and shelving.

### Double Bedroom 2 4.40m x 2.73m

With sea views across to the island of Bressay and the north entrance to Lerwick Harbour, this Double Bedroom contains a single socket, a double socket, telephone point and built-in **Cupboard** (0.88m x 1.52m) with hanging space and shelving.



## External

There is a raised garden bed at the front of the property adjacent to the public footpath and a pebbled/concrete path at the base of the staircase.

The private, rear, south facing garden is a sun trap with established bushes on some of the boundaries. The east side boundary is open to the neighbouring garden ground and shared access albeit there are original iron stakes defining said boundary. A servitude right is in place for pedestrian access over a small path leading from the public footpath leading from Gardie Lane. This provides alternative entrance to the dwellinghouse, if required.

## Information

### General Information

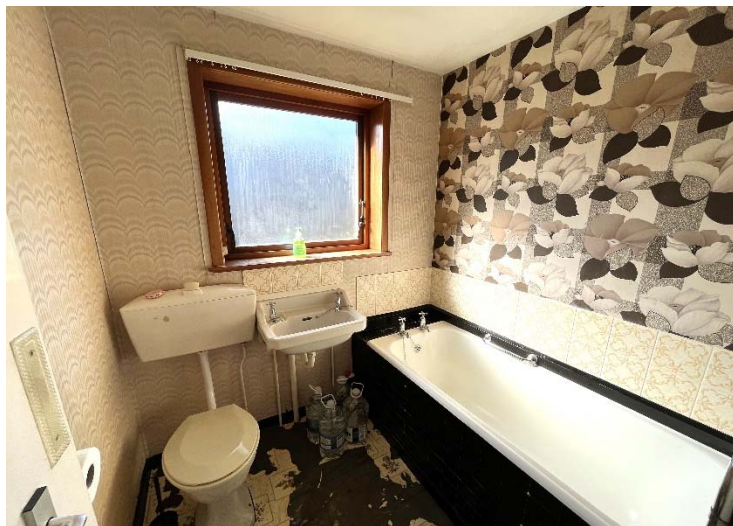
- Heating by electric storage heaters with hot water from a copper hot water cylinder with electric immersion heater.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Public parking on a first come first serve basis.
- Council Tax Band C.
- Home Report available.

### Directions

Queens Place is situated at the top of Church Road car park and is accessed via South Road just beside St Olaf's Hall on the corner. From Commercial Street pedestrian access can be obtained via the lane between Jamiesons Knitwear and Island Larder and also the lane beside the Outback shop at the Market Cross.

### Places of Interest

- At the bottom of the Lanes Commercial Street has many retail shops, restaurants, cafés and bars
- Coastal walks including Lerwick Harbour and the Knab
- Mareel Entertainment Complex with cinema
- Clickimin Leisure Centre with indoor pool and indoor multi-purpose field
- Two large grocery shops
- Convenient bus stop on Scalloway Rd



Double Bedroom 1



Double Bedroom 2



View from Double Bedroom 2



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.

