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A&G

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9D Union Street, Lerwick, Shetland, ZE1 0ET

A superb opportunity to purchase this conveniently situated two-bedroom, first floor flatted dwelling that requires refurbishment but provides an ideal prospect to put your own individual decorative stamp on it.

The terraced 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 a courtyard. The flatted dwelling has exclusive ownership of a garden Store at the rear.

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 and Tesco.

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

Offers over **£130,000** are invited

Accommodation	Two Double Bedrooms, Bathroom, Living Room and Kitchen.
External	Enclosed shared garden grounds with grassed areas, established bushes and courtyard. Exclusive ownership of a garden Store.
Viewings	***Highly recommended.*** Accompanied viewings are available during our business hours only. Please contact our Firm 01595692297 to arrange.
Entry	As soon as conveyancing formalities allow.
EPC Rating	D(63)

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

Access & Landing	The flatted dwelling is situated in the middle of a terrace block with the front accessible by an external door direct off Union Street. Further access is located at the rear off the courtyard into a communal hall/stairwell. The communal stairs have large windows facing north and provides access to the first and second floor landings. Situated on the first floor landing the Property has a convenient locked **Storage Cupboard** (0.75m x 1.54m) containing shelving, which the owner has exclusive use of.
Hallway	The Hallway provides access to the bedrooms, bathroom and living room. Contains a single socket, Dimples storage heater, main access door intercom system and **Coat Cupboard** (1.04m x 0.91m) opposite the front door that contains coat hooks, shelving, double socket (one of which serves the light).
Double Bedroom 1	Situated at the front of the Property with a south facing window, this spacious Double Bedroom contains three double sockets, telephone point and panel heater.
Double Bedroom 2	This Double Bedroom has a north facing window overlooking the rear courtyard and garden sheds. Contains three double sockets, telephone point and panel heater.
Bathroom	Also with a north facing window, the Bathroom contains a bath (with fitted shower nozzle), sink, toilet, tiled surround, extractor fan, bar heater, wall light over mirrored cabinet and linoleum flooring.
Living Room	The spacious Living Room has a window facing south providing for sea views across to Seafield. Contains four double sockets, tv aerial point, telephone point, storage heater, wall mounted lights and shallow **Cupboard** (0.17m x 0.70m) contained the electric meter. A door leads to the Kitchen.
Kitchen	Via the Living Room there is a door leading to the Kitchen with its large north facing window. Contains fitted cabinets and worktops, dated appliances (e.g. fridge/freezer, dryer, washing machine, oven and bench dishwasher), stainless steel sink, a single socket, four double sockets, storage heater, hot water booster panel, linoleum flooring and **Cupboard** (0.71m x 1.0m) containing the hot water tank.


Double Bedroom 1


Double Bedroom 2




Living Room

External

The full terraced block abuts the pedestrian footpath on Union Street. The remaining boundaries lead from the building and are mainly concrete and stone walls with access 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 terraced block.

Along the rear boundary are two outbuildings providing for individual storage areas for each property within the terrace. 9D's garden **Store** (3.00m x 2.46m) is situated at the west end of the east most outbuilding opposite the entrance door to the stairwell providing access to the block. It has original flagstone flooring, is of stone construction with a felt roof, the dividing wall is block and timber and there is a single glazed window.

Information

General Information	• Heating by way of storage and panel heaters. • Mains water and drainage. • Carpets throughout unless otherwise stated. • Double glazed windows throughout unless otherwise stated. • All appliances to be sold with the Property albeit no guarantees warranted. • Communal bins for refuse situated on the east gable of the terrace. • Council Tax Band C. • Home Report available.
Directions	Union Street is situated between King Harald Street and Burgh Road close to Breiwick Bay and South Road. The garden grounds abut Burgh Road to the West and tenement 9 is the middle of the terraced block.
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.

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

