



3B Hangcliff Lane,
Lerwick, Shetland ZE1 0EB
Offers Over £135,000



This one-bedroom flat, in the centre of Lerwick, is in immaculate condition and decorated to a high standard. Converted in 2013, this property would make an ideal first time buy or a buy to let.

The property is situated in one of the lanes which lead from Commercial Street to the Hillhead, close to Lerwick Harbour and within walking distance of most amenities. It is very private, with nothing above but it's own roof space which can be used for storage and only a barbershop below.

The flat is one of four in a large conversion. It comprises an entrance Hallway, large airy Lounge/Kitchen, double Bedroom and a Shower room.

The property was converted in 2013 with some period features, such as beautiful sash windows, retained. It benefits from high ceilings and a very open aspect looking onto the gardens. There is a bright, welcoming Hallway which leads, through a part glazed doorway, to a spacious and attractive Lounge/Kitchen. This has a modern white kitchen in one corner, with a good range of wall and base units, integrated fridge, Neff hob and cooker. Also off the Hallway is a large double Bedroom, with a built in cupboard, and a modern Shower room, with corner shower cubicle, wash hand basin and toilet. A large cupboard in the Shower room houses the Mega-Flow boiler.

The property is carpeted throughout, with high gloss tiles in Shower Room and surrounding the Kitchen units. There are ample power points, TV point and phone points. There is keypad security entry at the outside doorway, and an intercom entry system.

Accommodation

Hallway	4.77m x 1.18m
Lounge/Kitchen	6.13m x 4.96m
Double Bedroom	3.70m x 3.67m
Shower Room (inc. cupboard)	3.37m x 1.84m

Heating

Storage heaters in Hallway and Lounge, panel heater in Bedroom and electric towel rail in Shower Room.

Glazing

The property has single glazed traditional sash windows throughout.

Extras

Included in the sale are the white tall wardrobes in the bedroom and also the white TV and display unit in the lounge, all fixed light fittings, the carpets and the fabric window blinds. The furniture could be included by separate negotiation.

Energy Performance Certificate

The EPC Rating for the property is E.

Viewing

Through Inksters on 0345 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Travel Directions

The property is on Hangcliff Lane which is accessed from Commercial Street between the Bank of Scotland and The Wine Shop. It is on your left hand side towards the bottom of the lane.

Contact

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