

# inksters

s o l i c i t o r s



## **2 BEDROOM FIRST FLOOR FLAT**

82B Commercial Street, Lerwick, Shetland ZE1 0DL

**Offers Over £115,000**



Very spacious two-bedroom first floor flat with shared entrance and stairs. In excellent decorative order and retaining many original features. Magnificent view of Lerwick sea-front, harbour and Bressay. Situated in the Town Centre, close to all amenities. New hardwood double-glazed windows throughout. Night storage heating. All white goods, floor coverings, curtains and light fittings are included. All items of furniture are subject to separate negotiation. Viewing highly recommended.

**Entrance:** The shared entrance is from Angus Closs off Commercial Street at the side of the main building (see 'Directions' below). Hallway and stairs are presently being re-decorated. The stairs are carpeted.

**Hallway:** Accessed through hardwood door. Neutral décor, with recently laid carpet. Leads to all main rooms.

**Lounge** 5.70m x 3.57m  
Very attractive, bright and airy lounge, with neutral décor and feature wall. Original cornice and picture rail. Original period fireplace and surround. Large east facing double-glazed window, with storage window seat, overlooking Lerwick sea-front, harbour and Bressay. TV and phone points. Storage heater. Neutral, recently laid carpet, matching that in inner hallway.

**Dining Kitchen** 4.70m x 2.60m  
Double glazed window. Suspended pine clad ceiling. Good selection of base units, wall units and larder unit, providing excellent storage. Stainless steel sink and drainer. Tiled splashback. Inbuilt Hotpoint fan oven and ceramic hob. Hotpoint washing machine and fridge. Dining area. Vinyl tiled floor. Hatch to storage loft.

**Bathroom** 2.90m x 2.40m  
Double-glazed window. White bathroom suite, consisting of bath with tiled

surround, W.C. and vanity sink, with storage cupboards below. Mixer above-bath shower with shower door. Electric towel rail. Vinyl tiled floor.

**Master Bedroom** 6.10m x 3.40m  
Very spacious master bedroom, with beautiful large triple bay double-glazed window and window seat. Original cornice and picture rail. Night storage heater. Carpet.

**Bedroom 2** 4.55m x 2.75m  
Good sized room, with double-glazed window. Retains original period fireplace and surround. Original cornice and picture rail. Carpet.

**Storage loft:** Fully floored storage loft above kitchen, accessed by hatch from kitchen.

**Viewing:** Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

**Directions:** The property is entered from Angus Closs which is situated between Oslas Too and the Oxfam shop on Commercial Street. The entrance door (number 82B) is on your right hand side as you walk down Angus Closs. Go through the door and take the stairs to the first floor where you will find the entrance to the property.

**Entry Date:** Negotiable.

**Offers:** All notes of interest and offers should be made to:-  
Inksters Solicitors, Baltic Chambers, 50 Wellington Street, Glasgow G2 6HJ  
tel: 0141 229 0880 fax: 0141 229 0550 e-mail: [property@inksters.co.uk](mailto:property@inksters.co.uk)

**Note:** Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and are taken to the widest point. We have not tested the electricity or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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