

TAIT & PETERSON

BANK OF SCOTLAND BUILDINGS, LERWICK, SHETLAND, ZE1 0EB

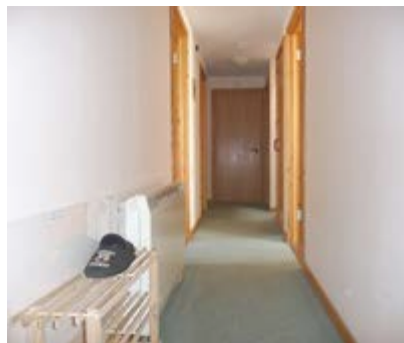
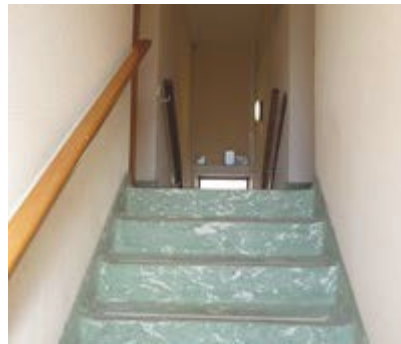
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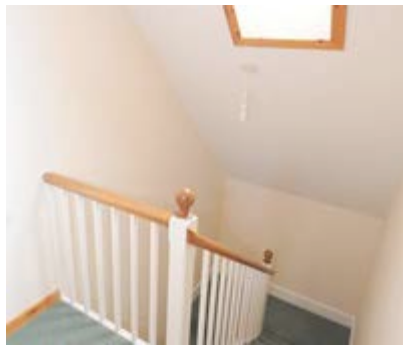
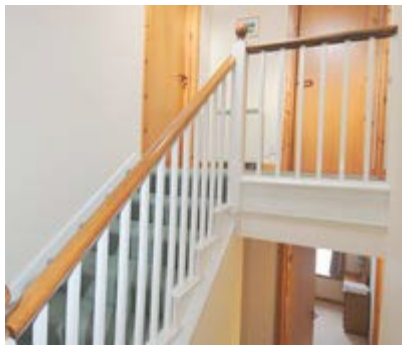
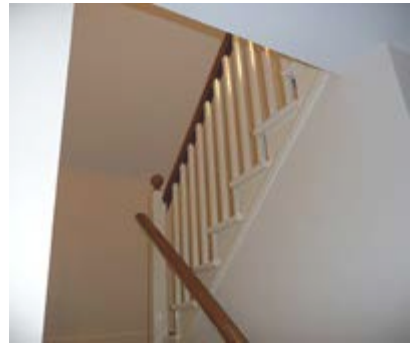


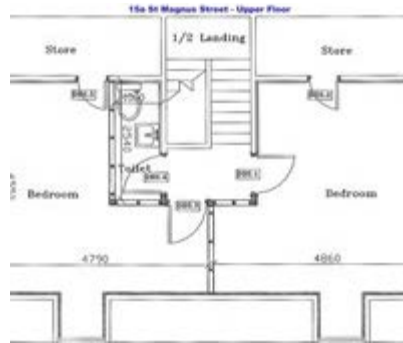
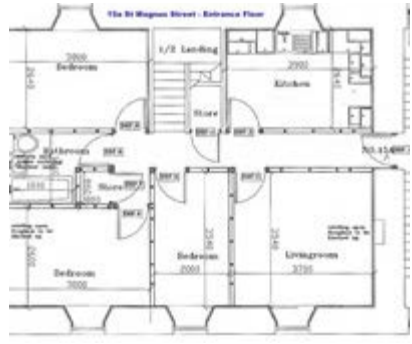
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15A ST MAGNUS STREET, LERWICK, ZE1 0JT

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In Brief

Surprisingly spacious 5 bedroom two level flat facing East and located in a well-established area of Lerwick. There is a shower room on the upper floor and a bathroom on the entrance floor. Well within walking distance of the nearby cinema and museum and in close proximity to the local shops.

Roadside parking at the front of the building and access to a communal garden area at the rear complete with storage shed. Would be a great investment as a buy to let property or alternatively may suit a family who prefer the convenience of living in town.

EPC Rating:- Band E (51)

PRICE:- Offers over £170,000

VIEWING:- Contact our Reception

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Entrance Hall, Living Room, Kitchen, Five Bedrooms, Bathroom and Shower Room

In More Detail

This is a converted double upper flat in a three storey block. The property for sale is accessed at the Entrance Floor by a stairway from St Magnus Street. It was built circa. 1900 in a great central location a short walk from the shops of Commercial Street and within walking distance of local leisure attractions such as the Mareel cinema, museum and the Clickimin sports centre.

There is a communal garden space at the rear of the property and a designated storage shed. Heating is partly by storage heaters and some rooms have Dimplex electric heaters. There is a bathroom on the entrance floor and a shower room on the upper floor.

The flat may suit a family who prefer the practicalities of living in town however at present the property has been set up to suit the accommodation needs of itinerant workers and has been run as a business by the current owners. The accounts for which can be made available for viewing at special request by those interested in acquiring the property with similar intentions. NOTE: The property is still under lease until the end of May 2016, so viewing may be restricted until after that date. Please

Contact our Reception to arrange a visit in the meantime.

At present the flat is equipped with an impressive inventory and all white goods and furniture can be included in the sale at a separately negotiable price.

Accommodation comprises:

Entrance Floor

ENTRANCE HALL - (Approx 11.2m x 1.56.) Long narrow Hallway leading to Living Room, Kitchen, Three Bedrooms and Bathroom. There are two cupboards one containing the hot water tank and the other is a walk in cupboard containing fuse box, electric meter and has shelving. Mostly carpeted but vinyl wood effect flooring at entrance. Dimplex storage heater. Telephone connection, and 2 double sockets. Stairway leading to upper floor.

LIVING ROOM - (Approx. 4.05m x 3.06m Window facing St Magnus Street. Dimplex storage heater. Carpeted. Telephone connection and 2 double sockets.

KITCHEN - (Approx. 3.39m x 2.58m) Window overlooking back garden. Kitchen units comprising wall and base units. Blomberg fridge freezer, oven and extractor fan. Linoleum floor covering. Three double sockets at worktop level.

BEDROOM 1 (Single) - (Approx. 3.53m x 2.03m) Window overlooking St Magnus Street. Carpeted. Pine wardrobe with drawer below and bed. Two double sockets.

BEDROOM 2 - (Approx. 3.62m x 2.63m) Window also overlooking St Magnus Street. Carpeted. Dimplex heater. Pine bed, chest of drawers, desk, wardrobe and bedside cabinet. Two double docketts.

BEDROOM 3 - (Approx. 3.62m x 3.00m) Window overlooking back garden area. Carpeted. Dimplex heater. Pine bed, bedside cabinet, desk, wardrobe and chest of drawers. Two double plug sockets.

BATHROOM - (Approx. 2.51m x 1.94m) Three piece bathroom suite with Triton shower over the bath. There are white tiles situated around the bath/shower area and above the wash hand basin. Vinyl flooring. Pine bathroom cabinet with mirror doors, pine corner cupboard and shelf above the heated towel rail.

Upper Floor

This is accessed by stairs leading to a mezzanine area and stairs leading to the top landing. The stairs are carpeted together with the landing and there is a wooden bannister and a skylight. There is also a hatch leading to the Loft space. Twin plug socket.

BEDROOM 4 - (Approx. 4.58m x 3.72m) This room has a coombe ceiling and a window overlooking St Magnus Street. Dimplex heater. Carpeted. Two under eaves storage cupboards. Pine furniture comprising double bed, desk with drawers, chest of drawers and wardrobe. Three double sockets.

BEDROOM 5 - (Approx. 4.85m x 4.86m) This room is C-shaped and has a window overlooking St Magnus Street. Dimplex heater. Carpeted. Pine wood furniture comprising: double bed, double wardrobe, desk and a bedside table with drawers. Under eaves storage cupboard.

SHOWER ROOM - (Approx. 2.58m x 1.01m) Mira Jump electric shower with glass sliding door and wetwall walls. Sink with cupboards below. Heated towel rail. Corner shelf. Vinyl wood effect flooring. Extractor fan.

SHED There are a row of sheds which are identified by the corresponding number for the Flats. It is masonry constructed and has a felt clad roof.

GARDEN The garden ground is situated to the rear of the property, with access by a stairway.

Files to download



[EPC file](#)



[Floorplan](#)



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For more Information

If you require advice, or more information, please [Contact Us](#)

While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

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