

# inksters

solicitors



## **DWELLING HOUSE / BUSINESS**

1 Scottshall Court, Commercial Street, Lerwick, Shetland , ZE1 0AB

**Offers over £150,000**

Recently run as a business with individual lets, this property has excellent letting potential or could be converted into an interesting family home.

The property has recently been re-decorated with new flooring throughout. Offered for sale with all furnishings, fittings and white goods.

The property is situated at the south end of Lerwick, opposite the Queen's Hotel. Close to all local amenities and within a few minutes walk of Anderson High School.

Accommodation comprises: 2 Bed-sitting Rooms, 1 Double Bedroom, 5 Single Bedrooms, 2 Shower Rooms, Kitchen/Dinette, Utility Room.

Night storage and panel heaters. Phone points throughout. Smoke and heat detectors, fire alarm system, fire extinguishers and fire blankets.

Newly issued H.M.O. Licence.

Copy accounts available on request to genuinely interested parties.



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### Ground Floor

#### Entrance

Part-glazed entrance door. Leads to Bed Sitting Room 1, and stairs to further rooms. Cupboard under stairs, houses electric meter and a water tap. Stairs are carpeted.

#### Bed-sit 1 4.86m x 3.45m

Small inner entrance hall with coat hooks. Window to front of property, housing stainless steel sink with draining board. New Multicooker and Microwave. Fridge. Crockery, cutlery and cooking utensils. Furnished. Built-in wardrobe, with access to water mains. Separate washhand basin. Heater. Laminate flooring.

#### Half-landing: Shower-room

Electric shower, toilet and washhand basin. Large built-in cupboard with louvre doors. Vinyl flooring.

### First Floor

#### Bed-sit 2 4.94m x 3.52m

Window to front of property, housing stainless steel sink with draining board. New Multicooker and Microwave. Fridge. Crockery, cutlery and cooking utensils. Furnished. Built-in wardrobe. Separate washhand basin. Storage heater. Laminate flooring.

#### Kitchen/Dinette 3.06m x 1.96m & 2.83m x 1.95m

Kitchen, leading through to dining area. Bay window to front of property, housing stainless steel sink with draining board. Good selection of wall and base units. Tricity Bendix radiant ring cooker. Deep freeze and two fridges. Microwave. Tumble Dryer. Crockery, cutlery and cooking utensils. Laminate flooring.

#### Utility Room 2.16m x 1.77m

Shelved storage alcove. Wall cupboard. Houses two washing machines and deep freeze.

#### Double Bedroom 5.55m x 2.76m

Window to rear of property. Washhand basin. Furnished. Carpet. Storage Heater.

#### Half-landing: Shower Room

Electric shower, toilet and washhand basin. Vinyl flooring.

### Second Floor

#### 5 Single Bedrooms each one 3.6m x 2.16m (7.78 sq metres) approx.

All with: Built-in wardrobe; Washhand-basin; Furnished; Electric panel heater; and Laminate floor.

#### Viewing

Through Inksters on 0845 241 1222.

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

#### 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.



INVESTOR IN PEOPLE

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