

# inksters

solicitors



## **SECOND FLOOR FLAT**

1d Harbour Street, Lerwick, Shetland ZE1 0LR

**Offers over £120,000**

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This is an attractive, light and airy second floor flat which retains some attractive period detail. It has magnificent views of Lerwick Harbour and is situated near the Town Centre and close to all local amenities. The property is centrally heated (connected to the district heating system), double glazed, has ample power points, telephone and TV points. New pine doors throughout. Floor coverings, light fittings and white goods are included in sale. Viewing is highly recommended.

### Entrance

The property is entered via communal security entry system. Tiled entry hall leads to carpeted staircase.

### Inner Hallway

Radiator. Carpet. Leads to all rooms.

### Lounge

5.85m x 5.83m

Large bright airy room, with period features. Three large double-glazed sash windows overlooking Lerwick Harbour. Plaster cornice and picture rail. Fire surround and hearth. TV point. Phone point. Radiator. Original floorboards.

### Kitchen

3.71m x 2.68 m

Situated to the rear of the property. Sash window. Good selection of wall and base units. 1.5 bowl stainless steel sink and drainer. Granite effect worktop and tiled splashback. Neff stainless steel built in oven, solid plate hob and extractor fan. Integrated Neff under counter fridge. Integrated washing machine. Space for small kitchen table. Radiator. Vinyl tile flooring.

### Bedroom 1

4.86m x 3.89m

Master bedroom with large double glazed sash bay window, overlooking Lerwick Harbour. Wall lights. TV point. Phone point. Radiator. Original floorboards.

### Bedroom 2

4.60m x 2.96m

Double bedroom with large double glazed sash bay window, overlooking Fort Charlotte and Lerwick Harbour. Wall lights. TV point. Radiator. Original floorboards.

### Bathroom

3.33m x 2.26m

Large sash window with opaque glass. Ideal Standard white 3-piece suite. Marble effect wallboards to dado height and shower cubicle with matching wallboards. Radiator. Vinyl tile flooring.

### 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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