



2 Annsbrae Place, Lerwick ZE1 0BW  
Offers over £95,000



### Overview

This cosy one-bedroom detached property is the westernmost of the symmetrical pavilion properties related to Georgian Annsbrae House. The two pavilions sit either side of the restored Annsbrae garden on Hillhead. Annsbrae House was constructed around 1791 as the townhouse of the Mouats of Garth. It was one of Shetland's principal houses at that time and the grouping of buildings remains one of Lerwick's most important architectural features. Annsbrae itself was restored in the mid 1980's by Shetland Islands Council and received a Saltire award. The setting of the pavilion properties remains unchanged and they are category B listed along with the main house and its grounds. The exterior of the property remains intact with original design features. It is within 2 minutes walk of Commercial Street and Anderson High School, and close to all local amenities.

The property is entered through a hardwood entrance door to an area with a coat rail and the stairs leading to the bedroom. There is a door through to the lounge on the ground floor which has a window to the front of property. The lounge has a pine feature fireplace. This room leads to the back passageway, under-stairs storage cupboard, back door with glazed panel, bathroom and kitchen. The kitchen has fitted pine wall and base units on two walls, an integrated oven and solid plate hob, sink and drainer unit, tiled splashback and plumbing for a washing machine. The bathroom has a roof light, bath with shower over, vanity basin with inbuilt storage cupboard below and toilet. There is tiling around the sink and a heated towel rail. Upstairs is an attractive double bedroom with

original beams and a window to front of the property.

Externally there is a shed attached to south side of the property, accessed by a separate door. To the rear of the property is a small garden, with clothes drier. The garden is accessed through a gate from the front of the property and passageway at the side of the house, or from the back door of the property.

### Accommodation

Lounge	3.88m x 3.82m
Kitchen	2.75m x 2.21m
Bathroom	1.81m x 1.32m
Bedroom	4.00m x 3.92m

### Heating

The property is connected to the District Heating System for the hot water, towel rail in the bathroom and the kitchen radiator. The lounge and bedroom have night storage heaters.

### Extras

Floor coverings and light fittings included in sale. White goods subject to separate negotiation. A double garage may be available to purchase or rent in Breiwick Road (about 400 metres away) by a separate agreement.

### Viewing

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

### Entry Date

Negotiable

### Energy Performance Certificate

The EPC Rating for the property is F.

### Contact

T: 0141 229 0880

F: 0141 229 0550

property@inksters.com

Inksters

The Exchange

142 St. Vincent Street

Glasgow G2 5LA

Also in Inverness, Wick & Portree

### DX

GW28 – Glasgow

### Twitter

twitter.com/shetlandhomes

[shetlandproperty.com](http://shetlandproperty.com)

For Home Reports, Viewings + Notes of Interest

### Inksters Also Do

Civil Court, Conveyancing, Crofting Law, Debt Recovery, Dispute Resolution, Executries, Family Law, Fish Farming Law, Leases, Powers of Attorney, Servitudes, Wills

[inksters.com](http://inksters.com)

Forward Thinking Law

### 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 in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas 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.

### Mobile Service

Shetland Property list sent to your mobile:

Text inksters to 84840 (costs normal rate)

Or scan the QR Code

[shetlandproperty.com](http://shetlandproperty.com)



Reference 223110

