

# inksters

solicitors



## **FIRST FLOOR FLAT**

3 Harbour Street, Lerwick, Shetland ZE1 0LR

**Offers over £145,000**



Very spacious two-bedroom first floor flat with own entrance from Harbour Street. In excellent decorative order and retaining some original features. Magnificent view of Fort Charlotte and Lerwick Harbour to Bressay. Situated in the Town Centre close to all amenities. Double glazed and connected to the district heating system. All white goods, floor coverings, curtains and light fittings are included. Viewing highly recommended.

#### Entrance

The entrance is from Harbour Street, through two sets of double doors, to spacious hallway with original tiles, up wide stone stairs to carpeted landing.

#### Inner Hallway

Accessed through pine door, the inner hallway has a short corridor which opens into a square inner hallway. Storage cupboard (1.49m x 1.44m) housing electricity meter. Radiator. Carpet. Leads to all rooms.

#### Lounge

5.81m x 5.70m

Very attractive, spacious, bright and airy lounge. The two large double-glazed windows, plus a third corner window, provide excellent views of Lerwick harbour to Bressay. Original period fire surround. Roof and wall lights. TV and phone points. Two radiators. Varnished original floorboards.

#### Kitchen

4.35m x 2.10m

Large double-glazed window to rear of property. Good range of cream wood effect base and wall units. Work surface and tiled splashback. Stainless steel 1.5 sink and drainer. Inbuilt Neff stainless steel oven and solid plate hob. Integrated Neff fridge and washing machine. Radiator. Vinyl floor tiles.

#### Bedroom 1

4.96m x 4.52m

Spacious master bedroom with large double-glazed window overlooking Lerwick harbour and Bressay. Roof and wall lights. Radiator. TV point. Carpet.

#### Bedroom 2

4.55m x 3.00m

Double bedroom with large double-glazed window overlooking Lerwick harbour and Bressay. Radiator. TV point. Varnished floorboards.

#### Bathroom

3.62m x 2.02m

A feature of this room is the large full length opaque double-glazed window, plus a second large opaque window ensures a light and airy bathroom. White 3-piece Ideal Standard bathroom suite, plus separate shower cubicle. Shaver socket. Radiator. Vinyl floor tiles.

#### 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.

