



**2 PARK LANE
LERWICK
SHETLAND
ZE1 0DP**

Well appointed one bedroom flat in central location in the popular "Lanes" area of Lerwick, convenient for Commercial Street and other town centre and harbour amenities. The property is fully double glazed with electric storage heating and is being sold with all furniture and furnishings.

VIEWING: Telephone my reception on 01595 695262 to arrange an appointment.

PRICE: Offers over £80,000 are invited.

NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ
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The property is situated in the Lerwick lanes conservation area, and would make an ideal first time buy or buy-to-let.

The accommodation comprises a good-sized sitting room, attractive fitted kitchen with integral oven, hob, fridge/freezer, dishwasher and washing machine, double bedroom with built-in wardrobes, and a shower room.

All carpets, curtains, light fittings and furniture are included in the sale - **see attached Inventory.**

SERVICES

Electricity - Mains

Gas - N/A

Water - Mains

Drains - Mains

Telephone - Not currently connected

THERE IS A HOME REPORT AVAILABLE.

ACCOMMODATION

Steps from Park Lane lead up to the property's own entrance, between the first and second floor levels of the building. Below the steps is an external store which provides a useful place for bikes, etc.

Entering by glazed panel hardwood door to the

VESTIBULE (1.75m x 1.53m max)

With Velux roof light and tiled floor. Coat hooks, pendant light with glass shade. Access hatch to loft. Small walk-in cupboard with electricity consumer units etc, shelf and coat hooks. Pine panelled doors to the shower room and sitting room.

SITTING ROOM (3.37m x 3.50m max)



Good-sized room with 2 Velux roof lights both with fitted Velux blinds, pendant light, wood laminate flooring, satellite TV point telephone point and Dimplex storage heater.



GALLEY KITCHEN (3.08m x 1.36m max)



Glazed pine door leading to attractive kitchen with large Velux roof light which lets in plenty of natural light. Fully fitted kitchen units, including integral Electrolux ceramic hob and Whirlpool electric oven with concealed cooker hood over. Integral dishwasher and washing machine. Stainless steel sink and drainer with mixer tap, tiled splashbacks, worktop task lighting and wall mounted spotlights. Vinyl flooring.

BEDROOM (3.83m x 2.83m max, excluding cupboard space)

Three steps up from the sitting room lead to the double bedroom, which has built-in wardrobes with louvre doors, a Velux roof light with integral blackout blind and a small storage heater. Ceiling fitted pendant light, carpet.



SHOWER ROOM (1.52m x 1.46m max, including shower cubicle)



Comprising white corner WC and wash hand basin and Aquapanel lined shower enclosure with Mira Advance electric shower and glazed door. Linen cupboard with louvre doors housing the hot water tank. Large cupboard over sink with mirrored doors. Velux roof light and ceiling fitted inset low voltage spotlights. Electric heated towel rail.

COUNCIL TAX BAND

Currently believed to be Band B.

ENTRY

Early entry available.

TRAVEL DIRECTIONS

Park Lane runs between Commercial Street and the Hillhead. The flat is just behind Commercial Street, with access between Biyoni Hairdressers and S & R Swanson, Jewellers.



CLOSING DATE

Parties wishing to be advised of a closing date should note their interest with the selling agent.

OFFERS TO

Neil Risk, Solicitor and Estate Agent, Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. Telephone (01595) 695262. Fax (01595) 695331. E-mail: mail@neilrisk.com

View my properties at:

<http://www.neilrisk.com>

Note: While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide angle lens.

INVENTORY OF CONTENTS

2 PARK LANE, LERWICK

Sitting Room

Corner sofa (converts into a bed)
Book rack
Dining table and 4 chairs
Small drawer unit
Telephone (not currently connected)
Television (tube)
Digital TV set-top box
Wooden TV cabinet
DVD player
Micro hi-fi (radio, Cassette, CD player)
Clock
Nest of tables

Kitchen

Washing machine
Oven
Dishwasher
Fridge/freezer
Kettle
Toaster
Microwave
Set of 4 plates, mugs, bowls and side dishes (one plate missing)
Cutlery
Set of cooking pans and cooking utensils and knives
Blender
Pail
Clock

Bedroom

1 king size bed (splits into 2 single beds)
2 bedside cabinets (3 drawer)
2 bedside lamps
Radio alarm clock
Duvets, pillows and covers
Wall mirror

Vestibule

Tumble dryer (condenser)
Iron
Vacuum cleaner
Step ladder
Extending ladder
Drying frame
Ironing board

Bathroom

Power shower

Miscellaneous

Mop and bucket
Brush and pan
Brush
Scrubbing brush
Dustbin
Small fan heater