



1 MOUNTHOOLY PLACE

Lerwick, Shetland, ZE1 0BL

Offers Over £123,000

Situated in the heart of Lerwick, this ground floor flat is a short walk away from all of the amenities the town centre has to offer. In addition to 2 sizeable double bedrooms, the property features a bright and deceptively-spacious living room with space for a dining table. An external store within the building provides additional storage, and there is a large drying green to the west. The flat would be ideal for a first time buyer, and viewing is recommended.

Viewing

Energy Efficiency Rating

Entry

Council Tax

Home Report Available?

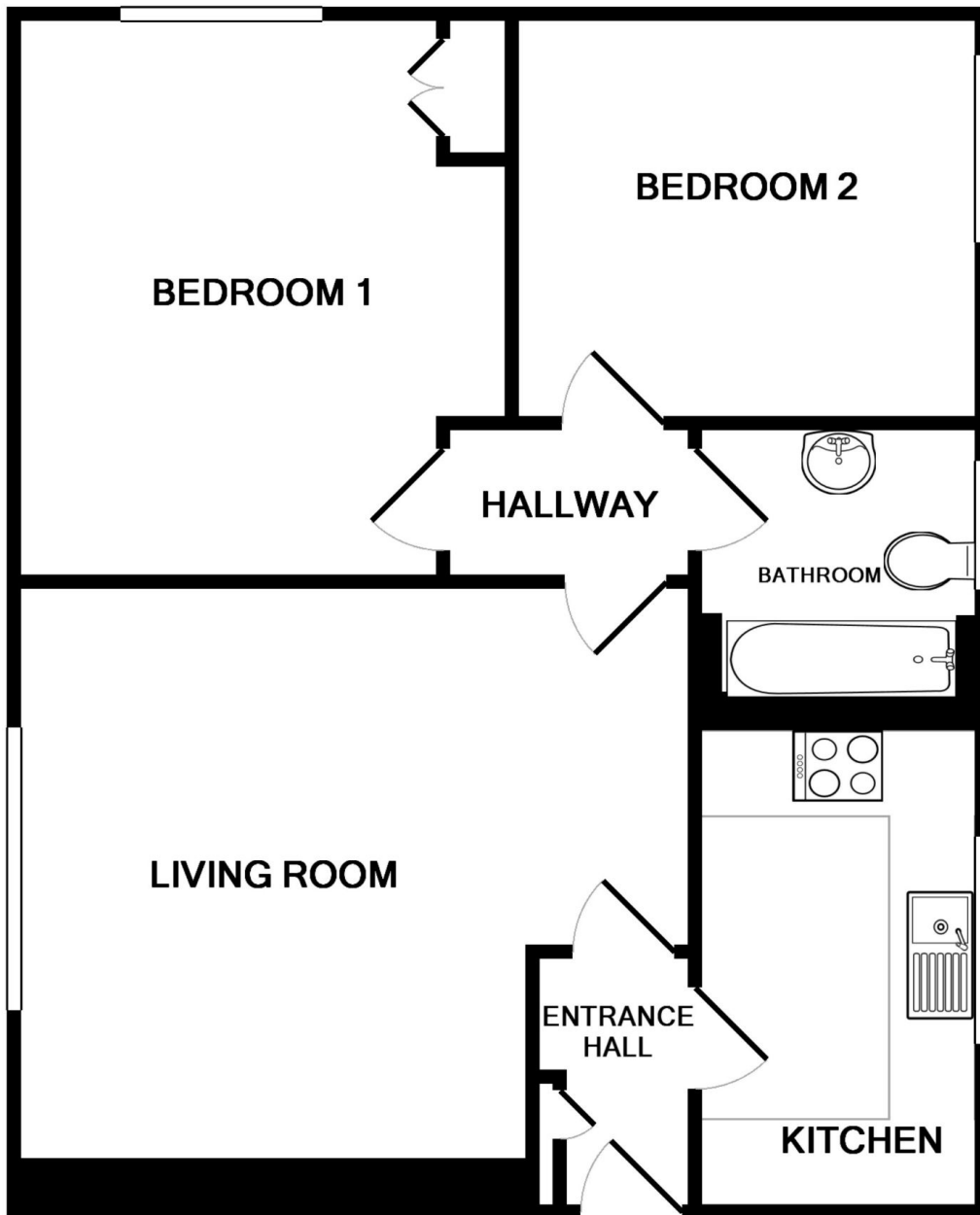
Telephone 07825 182494

E (46)

By negotiation.

Currently Band C

Yes



Measurements are approximate. Not to scale. Illustrative purposes only
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ACCOMMODATION

- Entrance Hall (1.82m x 1.13m)
- Kitchen (3.46m x 2.00m)
- Living Room (4.76m x 4.08m at widest points)
- Hallway (1.76m x 0.91m)
- Bathroom (2.02m x 1.93m)
- Bedroom 1 (4.09m x 3.42m)
- Bedroom 2 (3.31m x 2.89m)

External:-

- Store

SERVICES

Electricity – Mains

Water – Mains

Drainage – Mains

Telephone – Connected, BT

Broadband – Connected, BT

Satellite TV – Connected, Sky TV

Heating – Electric storage & panel heaters;
underfloor heating in kitchen

DIRECTIONS

Situated in a central location in the lanes of Lerwick, Mounthooly Place can be accessed from many directions.

Proceeding on foot from the Market Cross, walk up Mounthooly Street and turn left at Aurora Ink. Mounthooly place is on the right hand side. The main entrance is on the east side of the property and once you proceed through the front door, No.1 is the first flat on the left.

Located conveniently in the town centre, Flat 1 Mounthooly Place is within walking distance of an abundance of local amenities that Shetland's capital has to offer; including shops, cafes, restaurants, banks and public houses to name but a few. It is also a stone's throw away from a variety of local businesses and offices, making it an excellent location for a young professional working in the area.

Double glazed, move-into condition and benefitting from a recently renovated kitchen, the flat is ideally suited to someone looking to buy their first property. The sale of Flat 1 Mounthooly Place includes all fixtures and fittings.



Mounthooly Place from front - Flat 1 is on the left.



Entrance Hallway



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Mounthooly Place, showing staircase to the entrance of the building.



Mounthooly Place from rear - Flat 1 is on the right.



Rear drying green.

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.

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