



2 BLOOMFIELD PLACE

Lerwick, Shetland, ZE1 0PH

Offers Over £178,000

This generous sized 2 bedroom maisonette has a spacious entrance floor with the open plan sitting room and dining area. The lower floor has 2 double bedrooms with substantial built-in wardrobes providing good storage. It also benefits from a large box room and laundry room. The apartment is in move-into condition and has a private parking space. It is within walking distance of all the various local amenities that Lerwick has to offer.

Viewing

Energy Efficiency Rating

Entry

Council Tax

Home Report Available?

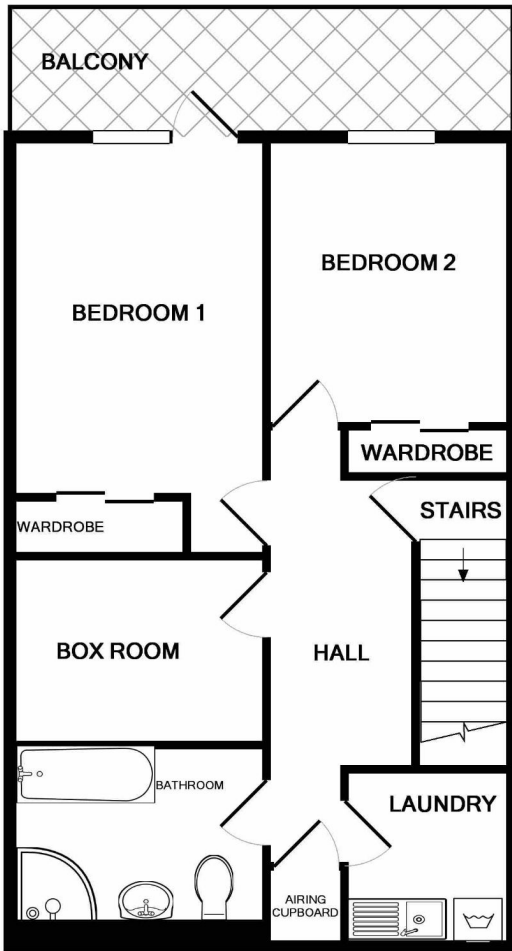
Telephone 01595 696890 or 07920 053118

Band D (67)

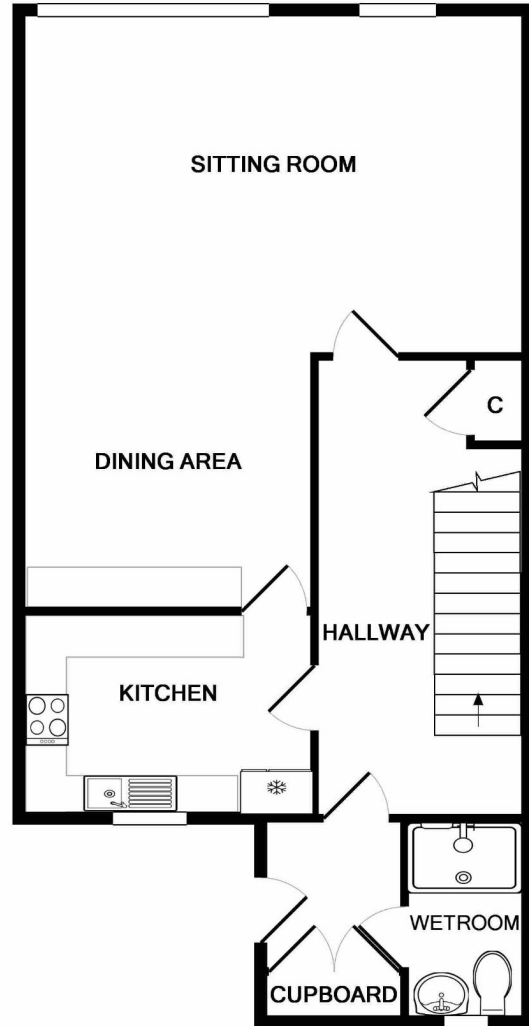
Early entry available

Currently Band D

Yes



GROUND FLOOR



ENTRANCE FLOOR

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

Entrance Floor:

- Vestibule (1.77m x 1.65m)
- Wetroom (2.33m x 1.42m)
- Hallway
- Kitchen (3.43m x 2.38m)
- Open plan Dining Area and Sitting Room 3.44m x 2.90m and 5.99m x 4.00m)

Ground Floor:

- Bedroom 1 (4.24m x 2.95m)
- Bedroom 2 (3.36m x 2.88m)
- Boxroom (2.19m x 2.95m)
- Bathroom (2.13m x 2.86m)
- Laundry (2.33m x 1.89m)

SERVICES

Electricity - connected
Water - connected
Drainage – mains
Telephone – connected
Broadband - connected
Satellite TV – not connected
Heating – electric storage heating and some underfloor heating

DIRECTIONS

Heading up North Road from the roundabout at Grantfield, 2 Bloomfield Place is situated on the right hand side of the road just after the bus stop on the left.

Bloomfield Place is a private housing development comprising of 6 houses in total. They were completed in the 1980's by local firm DITT Construction Limited. The living areas are at street level and the bedrooms on the lower floor. It is fully double glazed and has storage heating. The apartment is situated in the north side of Lerwick, surrounding properties are mainly private residential with some commercial uses nearby.

All floor coverings, window blinds, curtains and light fittings are included in the sale.



2 Bloomfield Place



2 Bloomfield Place



Bloomfield Place from Holmsgarth Road



Kitchen



Kitchen



Open Plan Dining Area and Sitting Room



Sitting area



Sitting area



Sitting area



Upper Hallway



Lower Hall



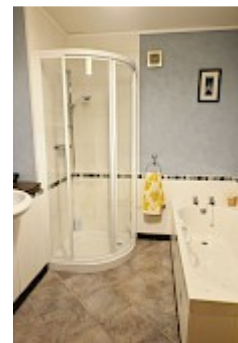
Bedroom 2



Bedroom 1 - being used as a Workroom



Bedroom 1 - being used as a Workroom



Bathroom with jacuzzi style bath



Bathroom



Laundry



Bedroom 2

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.

Neil Risk, Solicitor & Estate Agent

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