



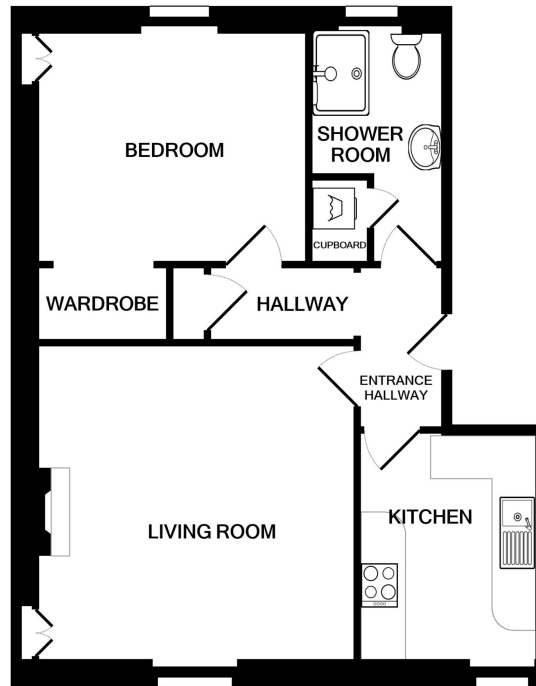
## 61c COMMERCIAL ROAD

Lerwick, Shetland, ZE1 0NL

Offers Over £80,000

One bedroomed second floor flat in the heart of Lerwick. Situated in a convenient central location, the property is within close walking distance of all the amenities the town has to offer. The flat benefits from a spacious living room and bedroom, and ample built-in storage. This is an ideal opportunity for a first-time buyer or would make a good buy to let. 61c Commercial Road requires significant redecoration and modernisation, which is reflected in the asking price.

Viewing	Email <a href="mailto:mail@neilrisk.com">mail@neilrisk.com</a> or telephone our reception on 01595 695262.
Energy Efficiency Rating	Band D (59)
Entry	Early entry available.
Council Tax	Currently Band C
Home Report Available?	Yes



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

- Entrance Hallway (2.09m x 1.22m)
- Kitchen (3.15m x 2.49m)
- Living Room (4.35m x 4.32m)
- Shower Room (3.2m x 1.88m)
- Hallway (2.03m x 1.05m)
- Bedroom (3.82m x 3.18m, plus wardrobe 1.83m x 1.13m)

## SERVICES

Electricity - Mains

Water - Mains

Drainage - Mains

Heating – Electric Storage Heaters & Open  
Fireplace

## DIRECTIONS

Situated in central Lerwick, the building is on Commercial Road and is opposite the rear of the Shetland Museum. The entrance to the building is next to the Happy Haddock fish and chip shop.

Situated in central Lerwick, 61c Commercial Road is within walking distance of an abundance of local amenities that Shetland's capital has to offer; shops, cafes, restaurants, banks, and public houses to name but a few. The flat is in an ideal location for someone working in the town, and there is plenty of space to work from home. Due to its location, the flat would also make a good base for tourists visiting the isles, and therefore would make good self-catering accommodation as a buy to let purchase.

Surrounded by a variety of commercial and residential properties, the flat forms part of a four-storey terraced block of six flats. The building has a shared entrance, with responsibility for the upkeep being shared between all occupants of the building. There is a rear entrance to the property for residents which can be accessed via a private road from King Harald Street, and a good-sized shared garden with drying green which requires maintenance. Each flat also has its own coal store, located in the shared garden.

The sale of the property includes all fixtures, fittings, and white goods. Please note that the property is sold as seen and no warranties will be given with respect to its condition and the state of any services.

The Home Report will be available shortly.



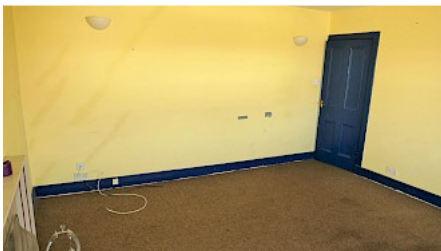
61c Commercial Road from front



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Shower Room



Bedroom



Building from rear, showing shared garden.



Building from rear, showing shared garden.



Rear entrance via King Harald Street.

**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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