



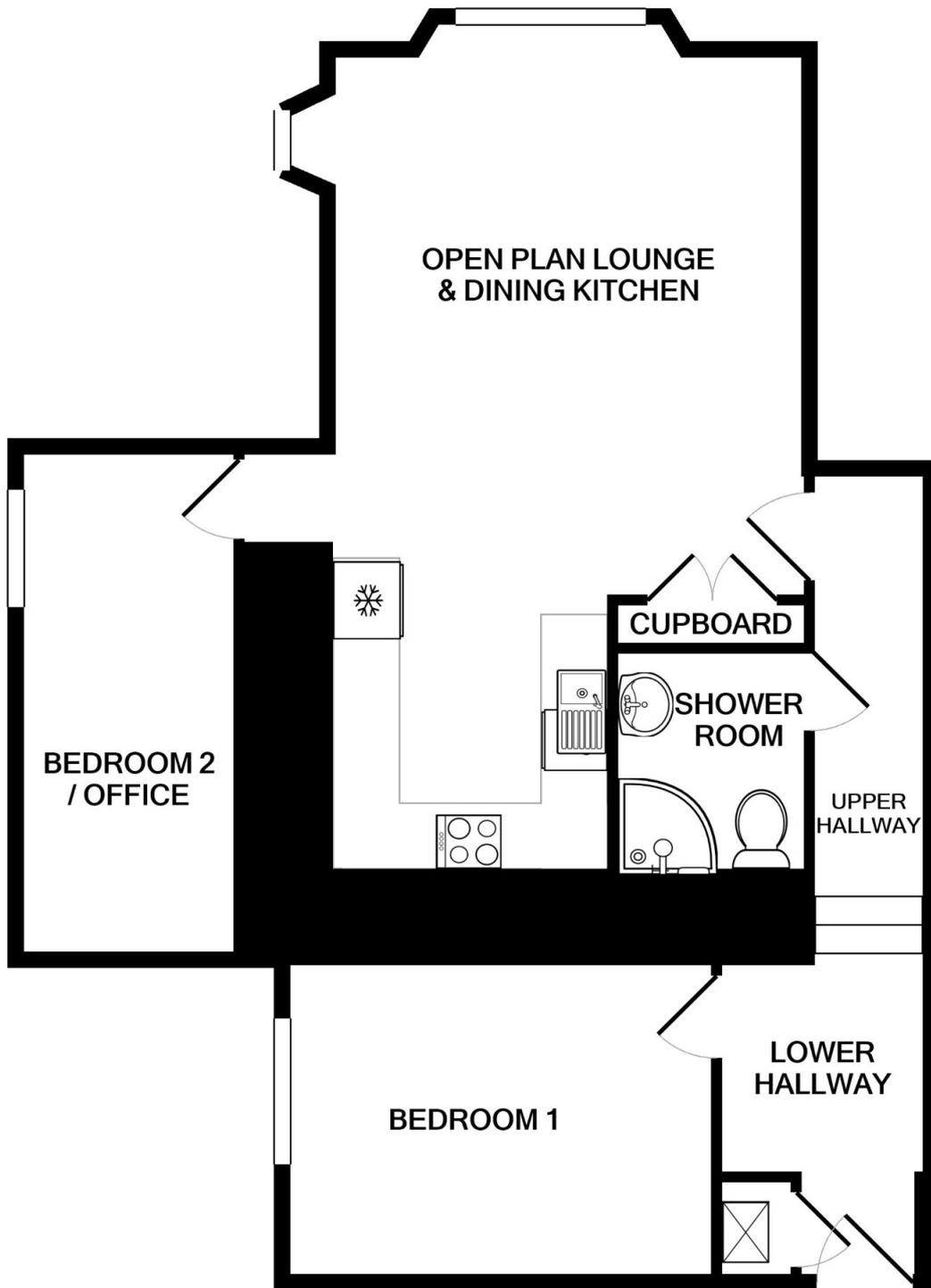
## FLAT 4, LEOG HOUSE

2 Leog Lane, Lerwick, Shetland, ZE1 0AH

Offers Over £175,000 (Valuation of £180,000)

Bright and modern two-bedroomed, first floor flat in Lerwick's town centre. This newly converted flat forms part of a redevelopment of Leog House and is ready for immediate occupation. Finished to a high standard, Flat 4 benefits from a large open plan lounge and dining kitchen with all new built-in kitchen appliances. The second bedroom would be ideal for homeworking and there is a large shared garden and off-street parking for several vehicles. A fantastic opportunity for first-time buyers, viewing is highly recommended.

Viewing	Telephone 07831297131 or 01595 840 352. Email <a href="mailto:crheunson@gmail.com">crheunson@gmail.com</a> .
Energy Efficiency Rating	TBC
Entry	Early entry available.
Council Tax	TBC
Home Report Available?	N/A



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

- Lower Hallway
- Bedroom 1 (3.9m x 3m)
- Upper Hallway
- Shower Room (2.05m x 1.75m)
- Open Plan Lounge (5.3m x 4.3m)
- Open Plan Dining Kitchen (2.6m x 2.54m)
- Bedroom 2/Office (4.7m x 2m)

## SERVICES

Electricity – Mains

Water – Mains

Drainage – Mains

Telephone – Outlets available for connection

Broadband – Outlets available for connection

Satellite TV – Outlets available for connection

Heating – Electric storage and panel heaters

## DIRECTIONS

Driving south along the Esplanade, turn left into Commercial Street at the zebra crossing. Drive past the Queens Hotel along the old part of Commercial Street, which is a one-way system, and turn right into Leog Lane which immediately follows Copeland's Pier on the left hand side. Leog House is situated in an elevated position at the top of Leog Lane, on the right hand side.

Formerly used as a children's home by Shetland Islands Council and situated within the old town centre conservation area, Leog House was built circa 1900 and is a Class C (S) listed building. The renovation has been done in sympathetic fashion to preserve the original features of the building, whilst providing bright, spacious rooms with modern amenities. There are five, two-bedroomed flats in total, each benefitting from its own entrance.

The large, 3-storey building is of traditional masonry construction with a slate roof, and benefits from double glazing throughout. The property has been fully relined and insulated with thermal and acoustic insulation to building warrant standard. Each flat conversion has electric storage heating provided by a combination of Dimplex Quantum storage heaters and Dimplex panel heaters. There is a satellite dish and TV aerial, with individual outlets in each flat. The five flats share a large lawned garden enclosed by masonry walls which provides a pleasant outdoor space for the use of all residents. There is a public carpark to the rear of the property with space for several vehicles.

As new-build flats, a Home Report is not required however a Mortgage Valuation Report is available to prospective buyers for lending purposes.

Situated in a prominent but quiet location in Lerwick's old town, the flats are within walking distance of all the amenities the town centre has to offer. This includes the main shopping area on Commercial Street which has a variety of shops, restaurants and cafes; a small boat Harbour at Victoria Pier, and the North Ness area which boasts a business park,

Lerwick Museum, and Mareel arts venue and cinema.

In addition to this flat, Flat 2 on the ground floor is also available to view. Flats 3 and 5 were completed and sold in 2019, and Flat 1 is currently in the process of being sold.



Leog House



Hallway



Open Plan Lounge & Dining Kitchen



Open Plan Lounge & Dining Kitchen



Open Plan Lounge & Dining Kitchen



Open Plan Lounge & Dining Kitchen



Open Plan Lounge & Dining Kitchen



Open Plan Lounge & Dining Kitchen



Open Plan Lounge & Dining Kitchen



Bedroom 1



Bedroom 1



Shower Room



Bedroom 2 / Office



Leog House from rear. Flat 4 is on the left in this photograph.



Leog House from front.



Leog house from front.



Shared garden.



Shared garden.

**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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