

Property Schedule



5 STOUT'S COURT, LERWICK

Bright, attractive and well maintained Third Floor Flat built around 1960 by Shetland Islands Council and situated at Lerwick's Historic South End in the heart of Old Lerwick and only a few strides from the sea. Convenient for the Town Centre and within walking distance of most amenities. There is a paved shared drying green.

EPC RATING

Band D (56)

PRICE

Offers over £130,000

VIEWING

Tel: 01595 693232

ACCOMMODATION

Entrance Hallway, Kitchen/Diner, Living Room, Two Bedrooms and Bathroom

5 STOUT'S COURT, LERWICK, ZE1 0AF

This property has magnificent views to the north east taking in the north mouth of the Harbour and to the south east across to Bressay. Situated in the Stouts Court Housing Scheme this Third Floor Flat enjoys an easterly aspect in a four storey block of 7 Flats and an office owned by Shetland Islands Council and used as a Community Council Office situated on the ground floor. Access is by way of a sheltered shared internal staircase. On the landing just outside the Flats door there are two storage cupboards belonging to the property. The smaller cupboard is approx. 69cm x 1.12m is shelved and useful for storing cleaning materials. The other approx. 2.83m x 1.67m is walk-in and has electric sockets, ceiling light, shelving, coat hooks, a work top, and a window. It is suitable as a drying area.

The Flat is in excellent decorative condition and will be sold with all floor coverings, curtains and ceiling fittings including the two wall lights in the Lounge.

The double glazed UPVC windows throughout the Flat were installed in 2013 and all the internal doors were renewed in 2014. Partial reharling of the outside of the Flats was completed in early 2013. The heating is provided by three storage heaters.

Outside the property there is a shared "drying green" which is used by seven Flats; the paving stones and clothes poles were renewed in 2012.

Any repairs to the Flats will presently be shared with the Shetland Islands Council bearing one quarter of the costs as they also own one Flat and the Office. There are no presently outstanding repairs although the stairwell could be upgraded.

Accommodation comprises:

HALLWAY - (Approx. 1.05m x 3.51m)

Built in storage cupboard fitted with coat hooks and containing the electric meters with louvered sliding doors. Storage heater.

KITCHEN/DINER - (Approx. 3.37m x 2.55m)

South facing window with views across to Bressay. Refurbished in 2013 which included dark oak units being painted cream to lighten the room, with space for washing machine, built in fridge and Ignis Oven and Hob. Linoleum flooring. The oven, hob, extractor fan, larder fridge and washing machine are also included in the sale. The microwave/multi oven is not included in the sale.

LIVING ROOM - (Approx. 3.63m x 4.97m)

Bright spacious room with windows enjoying easterly and southerly views. Morso solid fuel wood burner. Communicating doors to both Hallways with glass panelling. Storage heater.

SECOND HALLWAY – (Approx. 2.12m x 1.8m)

With built in dimplex storage heater and telephone point. Leading to Bedrooms 1 & 2 and the Bathroom.

BEDROOM 2/STUDY - (Approx. 3.39m x 3.42m)

This room is presently being used as a Study and the shelving is included in the sale. It has a north facing window with panoramic views over Old Lerwick towards the north mouth of the Harbour. Carpeted. Two built- in cupboards, one containing the hot water tank and the other cupboard is shelved.

BATHROOM - (Approx. 1.93m x 1.93m)

Refurbished in 2013 this room has a west facing window. Tiled floor and walls. UPVC ceiling with centre triple light. Mira jump electronic shower over the bath. Built in heated electric towel rail, w.c., wash hand basin and storage cabinets.

BEDROOM 1 - (Approx. 2.99m x 3.87m)

West facing window with a view over the shared drying green. Built-in partly shelved partly hanging storage cupboard/wardrobe and large double wardrobe with double mirrored sliding doors included in the sale.