

Tait & Peterson

Partners: Eric S Peterson LLB, Dip Lp
Martin Taylor BA (Hons) Oxon
Law Accountant: James Morris

Solicitors, Notaries
& Estate Agents



HOME | ABOUT US | SERVICES | PROPERTY | LINKS | CONTACT US | ABOUT SHETLAND

~ 9 Mounthooly Street, Lerwick, Shetland ZE1 0BJ ~



Property Type: Multi-purpose Property

Public rooms: 2

Bedrooms: 3

Bathrooms: 2

EPC Rating: D (68)

Price: Revised Price of £240,000

Entry: By Arrangement

Viewing: Contact our Reception

Home Report: Available on request
([Contact our Reception](#))

In brief:

Substantial two and a half storey property in central Lerwick. A unique opportunity to acquire a semi-detached, and comfortable, house complete with high quality materials and finishes, in excellent condition throughout. The ground floor is largely self-contained and includes a large Meeting Room with facilities, and its own internal entrance. The first and upper floors include 3 Bedrooms, Bathroom, Shower-Room, large open-plan Living/Dining area and a spacious Kitchen. Viewing is highly recommended as this property is so individual in layout/design and hard to appreciate without a visit.

In more detail:

The ground floor is largely self-contained and includes a large Meeting Room with facilities, and an internal entrance as well as its own emergency exit. Subject to consents the ground floor has potential as a separate flat, a studio, a business unit or just additional accommodation. The first and upper floors comprise the main existing living accommodation and include 3 Bedrooms (one with sink unit), Bathroom, Shower-Room, Large Open-Plan Living/Dining area and a spacious Kitchen.

Great attention to detail has been paid to the finishing and quality of carpentry work in the property. The Meeting Room (ground floor) is floored in real oak parquet, and the upper floors are floored with kiln dried solid Norwegian pine, and partially wall-lined and ceiling-covered in pine. The entire property is well supplied with electrical sockets throughout.

The location is in a quiet part of Lerwick. The "lanes" are known for their charm, and are sought after for a town dwelling. Many properties in the lanes have no access by car, while you can drive to the door of this house, because the property is built alongside an access-only, public lane. With its central location it is ideally placed close to the street, with only a couple of minutes walk to banks, post office, and also to the busy, cosmopolitan, harbour. The property can be used as a desirable large dwelling house, or as mentioned before has an array of possibilities for multi-purpose use.

There are paved/gravel pathways along the entrance side (south) and down the side (east) of the property. Otherwise, there are no external areas to maintain, apart from the balcony on the second floor.

The central heating throughout the property is by radiator connected to the Lerwick District Heating Scheme which also provides hot water. There is back-up heating from electric panel radiators and from a Norwegian solid-fuel room heater in the Lounge, and an open fire in the general purpose Meeting Room on the ground floor. The property is double-glazed with timber-framed windows and roof-lights, and timber, partially-glazed external doors.

ACCOMMODATION: Ground Floor:- Meeting Hall, Kitchen, Toilet and Boxroom.
 First Floor:- Lounge/Dining Room, Kitchen, Two Bedrooms and Bathroom.
 Second Floor:- Mezzanine Sitting Room with external Balcony, Bedroom, Shower Room and Boxroom



Ground Floor

First Floor (continued)



Shared entrance lobby

Access to the property is through a substantial part-glazed, hardwood door on the south gable, which leads into a large porch.

PORCH -

(Approx. 1.8m x 2.6m)
 Door on left leading to stairs up to main dwelling; separate large door on right to Meeting room; separate door to toilet at far right; District Heating fittings are in an alcove, behind a screen.

TOILET/CLOAKROOM -

(Approx. 1.4m x 3.15m)
 East facing window; toilet; sink and central heating radiator.



Entrance to meeting hall



Downstairs toilet



Meeting Room Entrance

MEETING ROOM -

(Approx. 7.9m x 7.75m)
 Through the right hand glazed entrance door is a small landing with a door at right to the Kitchen/Servery, then two steps down into the Meeting Room; door on left to the Storeroom;

The floor is covered in real oak parquet, and the far wall is clad in pine, with an inset solid-fuel fireplace; two large windows are on the West side (overlooking the access lane) and another two large windows are on the East side, as well as the emergency exit into the path round the back of the property;

Several fixed light fittings on the ceiling and walls provide excellent light, and plenty electrical sockets allow for the use of additional free-standing lights etc. as required; a servery hatch is in the end wall, allowing food delivery from the Kitchen; central heating radiators on both main walls and alongside the entrance steps.

STOREROOM -

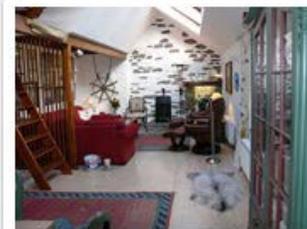
(Approx. 2.7m x 1.75m)
 Accessed from just inside Meeting Room (at left)



Meeting Room pic 1



Meeting Room pic 2



Dining Area looking to Seating A...

LIVING/DINING ROOM -

(Approx. 5.2m x 7.7m)
 Large, bright and very airy open-plan room; pine floor; some open wooden beams; considerable detailed woodwork in Scandinavian style; adequate space for 8-seat dining table and chairs, allowing plenty free space and then a large, bright and comfortable lounge area which features multi fuel Norwegian stove on a stone gable wall;



Dining Area pic 1



Dining Area pic 2



Ladder access to Mezzanine

Open wooden stairs to mezzanine; four large Velux windows along East ceiling provide plenty excellent light, and the mezzanine floor also allows light from the West through, due to its design; conventional East facing window; 4 off central heating radiators; ample sockets throughout; doors lead back to Hallway, and to Bedrooms 1 and 2.



Open Plan Living Area



Seating Area pic 1



Seating Area pic 2



Seating Area pic 3

BEDROOM 1 -

(Approx. 3.1m x 3.5m)
 Velux window in West sloping roof; pine floor; built-in double wardrobes with dressing table drawer unit and fitted storage above; wall-mounted electric heater.



Meeting Room pic 3



Meeting Room pic 4



Meeting Room pic 5



Meeting Room pic 6



Downstairs Kitchen pic 1

KITCHEN/SERVERY -

(Approx. 1.85m x 3.15m)

Galley style with units up one side and under window; East facing window; extractor fan through wall; double stainless sink; freestanding cooker/hob and fridge; wall units a long wall; servery hatch through to meeting room.

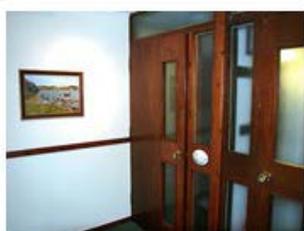


Downstairs Kitchen pic 2



Downstairs Kitchen pic 3

Dwellinghouse



Front door to residence

ENTRANCE TO DWELLINGHOUSE -

(Approx. 1.2m x 1.1m)

Through the left hand glazed entrance door is a small porch with self-closing door at left leading to stairwell.

STAIRWELL -

(Approx. overall 3.4m x 2.5m)

West facing window; carpeted lower area; under-stairs cupboard; central heating radiator; large built-in cupboard containing electricity meters, fuse boxes and isolators; stairs are wooden throughout, wooden



Passage to Bedroom 1



Bedroom 1 pic 1



Bedroom 1 pic 2



Bedroom 2 pic 1

BEDROOM 2 -

(Approx. 4.3m x 2.3m)

Velux window in West sloping roof; pine floor; built-in double wardrobes.



Bedroom 2 pic 2



Bedroom 2 pic 3

Second Floor



Upstairs Shower Room pic 1



Upstairs Shower Room pic 2



Bedroom 3 pic 1

SHOWER ROOM -

(Approx. 2.3m x 1.3m)

Sink; W/C; shower cubicle; heated towel rail.

BEDROOM 3 -



Cupboard under stairwell

handrails on both sides; carpeted landings each with central heating radiators; well lit with tall South facing window between first and second floor levels; North facing window on top level; top landing gives access to loft hatch (for inspection only); self-closing fire doors are on each landing.



Stairwell Bottom



Electricity Consumer Units and ...



Bedroom 3 pic 3

(Approx. 3.4m x 4.6m)
Dual aspect with 2 East facing windows and 1 South facing; pine floor, partly wooded walls and pine ceiling; large double bedroom with built-in sink and 2 cupboards; central heating radiator; wall-mounted electric heater; ceiling down-lighters.



Bedroom 3 pic 2



Bedroom 3 pic 4

First Floor



First Floor Landing



First Floor Hallway



Mezzanine pic 1

MEZZANINE SITTING ROOM -
(Approx. 4.5m x 3.5m)
Velux window on East facing slope; pine floor; open lattice woodwork looking down into Dining/Living Room; open wooden stairs down to Dining/Living Room; ceiling down-lighters; low height door to Boxroom; French door to outside balcony.



Bathroom

HALLWAY - (Approx. 1.0m x 2.2m)
Beautifully finished in wood and neutral colours; doors to Dining/Living Room, Kitchen and Bathroom.

BATHROOM - (Approx. 2.1m x 2.2m)
South facing window; tiled floor and splashbacks round bath and sink areas; part wood lined; Jacuzzi bath; central heating radiator; 2 concealed cupboards; open towel shelves.



Mezzanine pic 2



Mezzanine pic 3



Bath - Jacuzzi



Bathroom - Sliding Cupboard



Mezzanine pic 4



Mezzanine pic 5



Kitchen pic 1

KITCHEN -
(Approx. 3.3m x 3.65m)
Large East windows; open design with built-in Bosch upright fridge/freezer; Siemens dishwasher, AEG washing machine, Siemens cooker, hob and extractor; double sink with mixer tap; central heating radiator; space for breakfast table and chairs; door to Dining/Living Room.



Balcony Access



Balcony pic 1



Kitchen pic 2



Kitchen pic 3



Balcony pic 2



Access to Box Room



Kitchen pic 4



Kitchen pic 5



Box Room pic 1

OUTSIDE BALCONY -
(Approx. 3.4m x 1.98m)
Painted decking floor; sheltered balcony; views to West to opposite gardens and North-West over Lerwick rooftops.

BOXROOM -
(Approx. 3.2m x 3.5m)
Velux window on east facing slope; insulated but unlined.

First Floor (continued) at top of next column



Box Room pic 2



Box Room pic 3



Panorama view from Outside Balcony (Looking West and round towards North)



Panorama view inside Dining and Living Areas



9 Mounthooly Street, Lerwick (Ground Floor)



9 Mounthooly Street, Lerwick (First Floor)



9 Mounthooly Street, Lerwick (Second Floor)



While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

Property Email:
property@tait-peterson.co.uk

General Email:
info@tait-peterson.co.uk

Tait & Peterson
Bank of Scotland Buildings
Lerwick, Shetland, ZE1 0EB

Copyright © 1997 - 2016 Tait & Peterson
Website by [Force 10](#)

Tel: 01595-693010

Fax: 01595-695999

Privacy, Disclaimer & Cookies