



17a Knab Road, Lerwick
Shetland, ZE1 0AX
Offers over £170,000



This 3-bedroom (all en-suite) Ground floor flat has been completely refurbished to a very high standard. Situated close to the Knab with its surrounding walkway, 9-hole golf course and views over Lerwick Harbour and Bressay. Near the Anderson High School and within easy walking distance of Commercial Street, this flat is worthy of viewing.

There is a garage with newly installed electric door. Easily maintained front garden and shared back garden.



Further Detail

A bright outer hallway, lit by a glazed front door, leads to the inner hallway which has a full height cupboard accessed by 3 large sliding doors. All rooms are accessed from this inner hallway.

The open plan lounge/diner/kitchen is a very bright attractive room with newly laid neutral carpet in the lounge/diner area and large full height window overlooking Knab Road. The fully fitted well lit modern kitchen area has a good range of cherry wood base and wall units, black work surfaces and matching black Carron Phoenix stone resin 1.5 sink. There is a Rangemaster Toledo electric cooker with stainless steel extractor fan, wine fridge, and integrated appliances including dishwasher, combined washing machine/tumble drier, and fridge freezer. A Karndean tiled floor completes the kitchen. The back door leads through the garage out to the shared back garden with drying facilities.

All 3 bedrooms are newly carpeted and have white 3-piece en-suite shower rooms with Karndean tiled floors. There is also a family bathroom, with white 3-piece suite, consisting a wall hung wash-hand basin, toilet and whirlpool bath with overbath shower.

There are TV and phone points in every room and the property is wired for a Satellite Dish.

The property also benefits from a garage, with electric door. The front garden is presently chipped for easy maintenance, as is the shared back garden.

Accommodation

Entrance Hallway	1.86m x 1.35m
Lounge/Diner area	7.18m x 3.82m
Kitchen area	4.76m x 2.69m
Family Bathroom	1.86m x 1.72m
Bedroom 1	3.47m x 2.79m
Bedroom 2 (widest)	3.45m x 3.13m
Bedroom 3 (widest)	3.60m x 3.31m
Garage	4.82m x 3.31m

Heating

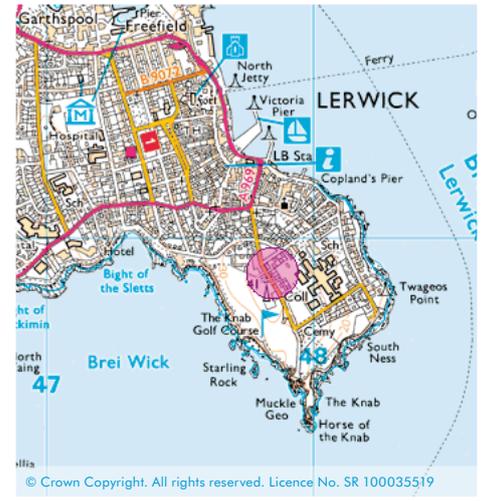
Electric under floor heating throughout (Heatray Sadia Amptec boiler). There are individual thermostatic controls in every room.

Glazing

The property benefits from new uPVC double glazed windows and doors.

Extras

All kitchen appliances are included.



Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £170,000.

Contact

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