



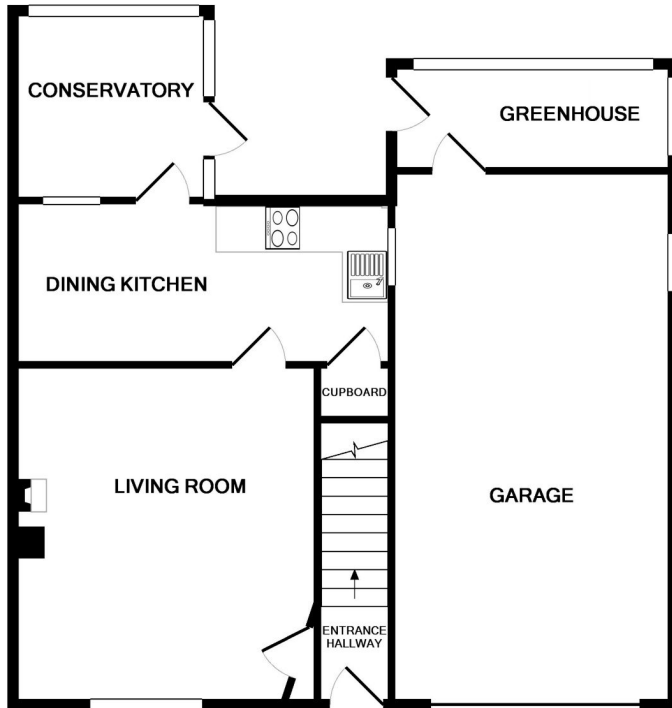
## 45 HALDANE BURGESS CRESCENT

Lerwick, Shetland, ZE1 0HR

**Fixed price of £173,500 (Valuation of £175,000)**

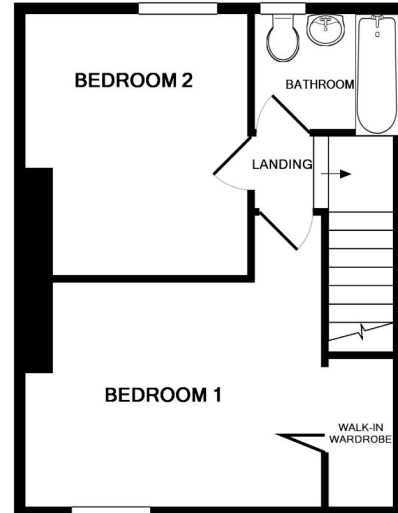
Two bedroomed, semi-detached property with a large garage. The property benefits from a well-kept west facing garden with a conservatory, greenhouse, garden shed and store. In move-into condition and with plenty of storage space, 45 Haldane Burgess Crescent would make a great family home. Situated in a popular residential area in the heart of Lerwick, the house is within close walking distance of Anderson High School, Bells Brae Primary School and Clickimin Leisure Centre.

Viewing	Telephone 07379 260790 or email <a href="mailto:haldaneburgess45@yahoo.com">haldaneburgess45@yahoo.com</a>
Energy Efficiency Rating	D (64)
Entry	Early entry available.
Council Tax	Currently Band C
Home Report Available?	Yes



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR

## ACCOMMODATION

### Ground Floor

- Entrance Hallway (1.35m x 0.96m)
- Living Room (4.49m x 4.00m)
- Dining Kitchen (5.06m x 2.40m)
- Conservatory (2.58m x 2.57m)

### First Floor

- Landing (0.93m x 0.92m)
- Bedroom 1 (4.05m x 3.95m, at widest points)
- Bedroom 2 (3.65m x 3.00m, at widest points)
- Bathroom (2.00m x 1.67m)
- Attic (3.15m x 2.8m)

### External

- Greenhouse (3.5m x 1.4m)
- Garage (7.25m x 3.63m)
- Garden Shed (3.4m x 3.25m)
- Garden Store (3.35m x 0.7m)

## SERVICES

Electricity – Mains; Octopus Energy

Water - Mains

Drainage - Mains

Telephone – Connected; Post Office

Broadband – Connected; Post Office Fibre Optic

Satellite TV – Connected; Freesat

Heating – Oil-fired central heating

## DIRECTIONS

Driving south on North Lochside, turn left into Anderson Road and then right into Haldane Burgess Crescent. No.45 is the 5th house on the right hand side.

45 Haldane Burgess Crescent is in a fantastic location for a young family – both Anderson High School and Bell's Brae Primary School are just a short walk away. Hayfield children's playpark and Gilbertson Park are also within walking distance.

Situated in central Lerwick, the property is also nearby a variety of the town's amenities – Clickimin Leisure Centre, Gilbert Bain Hospital, Toll Clock Shopping Centre, several public houses and restaurants, and both Co-op and Tesco supermarkets to name but a few.

The property benefits from a driveway with off-street parking, which is rare for the area, and a large garage. The garage has the additional feature of an inspection pit, ideal for working on vehicles at home.

The sale of 45 Haldane Burgess Crescent includes all fixtures, fittings and curtains. White goods (oven, fridge freezer and washing machine) are also included in the sale, however no warranties will be given with respect to their condition. The satellite dish and cables are included in the sale. Some furniture is available by separate negotiation.



45 Haldane Burgess Crescent showing garage.



Living Room



Living Room



Living Room



Dining Kitchen



Dining Kitchen



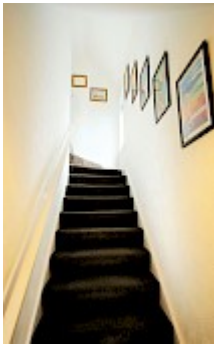
Dining Kitchen



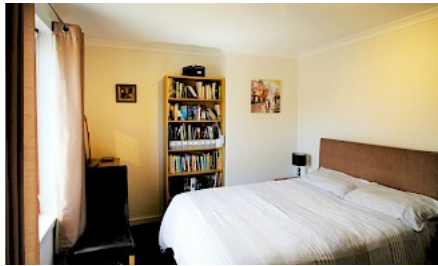
Conservatory



Conservatory



Staircase to first floor.



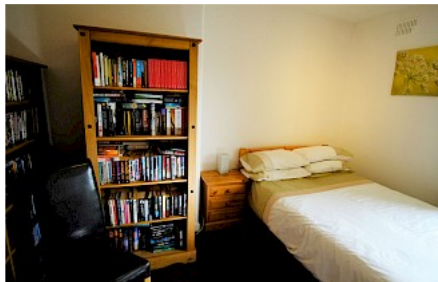
Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



45 Haldane Burgess Crescent from front showing drive and garage.



45 Haldane Burgess Crescent from front.



Rear garden showing outbuildings.

**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**

Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ, United Kingdom  
Tel: **+44 (0) 1595 695262** Fax: **+44 (0) 1595 695331** Email: [mail@neilrisk.com](mailto:mail@neilrisk.com)