



4-6 BURNS LANE

Lerwick, Shetland, ZE1 0EX

Offers Over £50,000

Fire damaged house available to rebuild or refurbish, with architect plans available for a two-bedroomed house. Situated in the historical lanes of central Lerwick, 4-6 Burns Lane is a stone's throw away from the island's main shopping street, with a variety of amenities available within easy walking distance. Please note that this property is being sold as seen. No warranties will be given with respect to its condition and the state of any services, and purchasers must accept any liability for subsequent damage.

Viewing	Telephone 01595 694311 or 07856 041359
Energy Efficiency Rating	N/A
Entry	By arrangement.
Council Tax	N/A
Home Report Available?	N/A

ACCOMMODATION

N/A

Architect plans are available for a two-bedroomed house.

SERVICES

Electricity – Access to mains

Water – Access to mains

Drainage – Access to mains

DIRECTIONS

Park in the lower section of Hillhead's "swimming pool" carpark. Walk down the steps at Burns Lane; 4-6 is towards the bottom of the lane. Please note that access to this part of the lane is currently closed.

The building at 4-6 Burns Lane will require to be substantially rebuilt which may suit a local builder or property developer. Architect plans are available for a two-bedroomed house. Any prospective buyer should consult with the Planning Department at Shetland Islands Council in regard to their plans for the redevelopment.

Situated in a prominent location in Lerwick's old town, this site is 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. The location of 4-6 Burns Lane is a good location for accommodation for tourists, and any purchaser may wish to consider developing self-catering accommodation.

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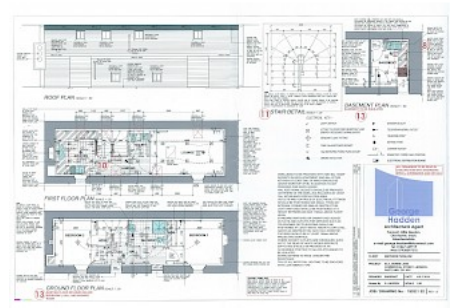
Anyone viewing the property will require to be accompanied and viewing will be at their sole risk with no liability being attributable to the seller.



View towards the property from the top of Burns Lane.



Sellers' own archive photo of front doors.



Architect plan showing possible new layout.

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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