



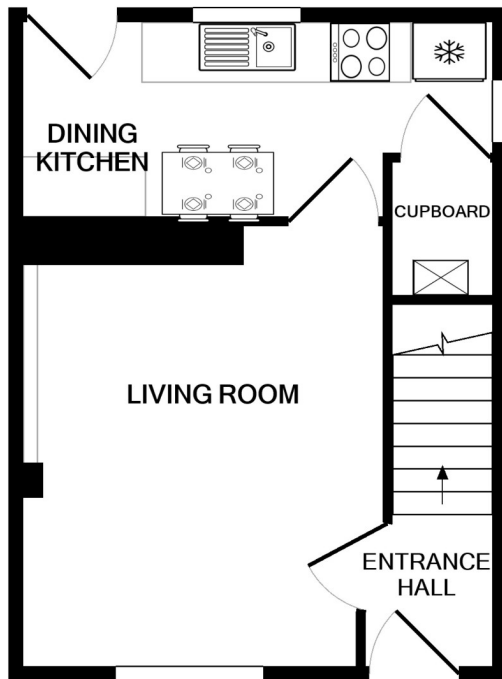
56 HALDANE BURGESS CRESCENT

Lerwick, Shetland, ZE1 0HR

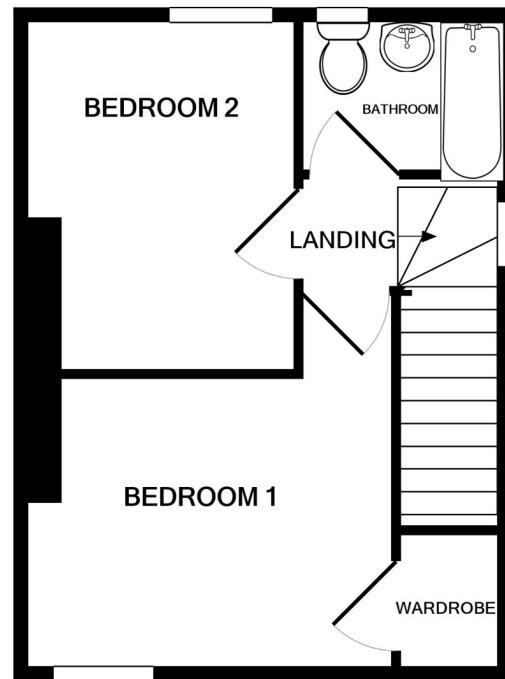
Offers Over £152,000

Two-bedroomed semi-detached family home. End-terraced, the property benefits from a large west facing garden with lots of potential to develop the corner site. Conveniently located in central Lerwick, the Anderson High School, Clickimin Leisure Centre, and Bell's Brae Primary School are all within close walking distance. In move-into condition, 56 Haldane Burgess Crescent is ideally suited to a first-time buyer or a young family. Viewing is recommended

Viewing	Telephone our reception on 01595 695262 or email mail@neilrisk.com
Energy Efficiency Rating	C (77)
Entry	Early entry available.
Council Tax	Currently Band C
Home Report Available?	Yes



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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ACCOMMODATION

Ground Floor

- Hallway
- Living Room (4.08m x 3.85m)
- Dining Kitchen (4.98m x 2.08m)

First Floor

- Landing
- Bedroom 1 (3.95m x 3.88m)
- Bedroom 2 (3.61m x 2.61m)
- Bathroom (1.98m x 1.59m)

External

- Garden Shed

SERVICES

Electricity – Mains

Water – Mains

Drainage – Mains

Broadband – Connected, BT

Heating – Lerwick District Central Heating

DIRECTIONS

Driving south on North Lochside, turn left into Anderson Road and then right into the south end of Haldane Burgess Crescent. No.56 is the last house on the left-hand side.

56 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 a popular residential area of central Lerwick, the property is also close to variety of the town's amenities – Clickimin Leisure Centre, Lochside Stores Shop, Toll Clock Shopping Centre, several public houses, restaurants, and both Co-op and Tesco supermarkets to name but a few.

The property benefits from central heating provided by the Lerwick District Heating scheme. There is a wooden garden shed to the rear of the property, and ample street parking available.

The sale of 56 Haldane Burgess Crescent includes all fixtures, fittings, and white goods. Some furniture may also be available on enquiry.



56 Haldane Burgess Crescent



Living Room



Living Room



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Landing



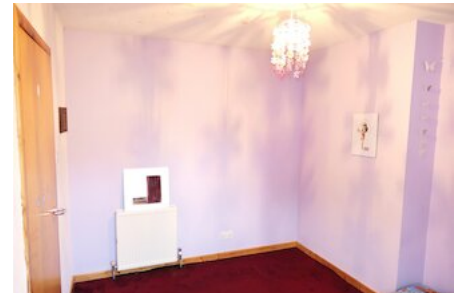
Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom



56 Haldane Burgess Crescent from front



Front Garden



Large front garden extending to the side



Large front garden extending to the side



Large garden



Rear garden showing drying green and garden shed



Situation of 56 Haldane Burgess Crescent

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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