

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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House Site at East Burrafirth, Shetland

Rare opportunity to purchase a ¼ acre house site in the picturesque area of East Burrafirth with sea views out over the Voe towards the village of Aith.

The foundations and sub-structure are complete with the access track gravelled and although services are not on site they are close by.

Full Building Warrant is in place to 28th July 2020 for a four bedroom home with integrated garage. All Building Control documentation is available via the Council's website (ref. 2014/337/PFF & BW/2015/029).

The village of Aith is not far away and provides for a large community. It has a Nursery, Primary and High School (to S4), grocery shop, charity shop, Royal Lifeboat Station, marina, West Mainland Leisure Centre, community hall and Michael's Wood with its interactive sculptures and playground.

Ideal opportunity for those looking to live in a rural area and self-build.

Offers IRO **£35,000** are invited

Viewings	Highly recommended. Please visit the site or contact the Seller on 07718 769 663 with any queries.
Entry	By arrangement.

A good bus service from Aith runs to Lerwick via Bixter.

Site being sold as is.

Directions

Travel west on the A971 to Bixter. Turn right ascending a hill at Nicolson's Garage signed posted to Aith (B9071). Continue along through the village of Aith, drive passed the Cake Fridge & Tea Shop and the head of the Voe near the access to the Burn of Lunklet. Turn left at the East Burrafirth junction. Access to the property is about a mile in and is situated between two new houses.

Further particulars and Home Report from and all offers to:-

Anderson & Goodlad, Solicitors

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Site circled in black

