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## 14 Garmouth Place, Lhanbryde IV30 8RE

**REDUCED: £2500 BELOW VALUATION**



This two bedroom ground floor flat with off-street parking is situated in an established residential area of Lhanbryde and would make an ideal first-time buy or investment purchase.

GROUND FLOOR FLAT  
TWO DOUBLE BEDROOMS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
SHARED OFF-STREET PARKING  
AREA  
COUNCIL TAX BAND B  
EPC RATING B  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Reduced to  
**£87,500**

E1065

This two bedroom ground floor flat is situated in a purpose-built block in an established residential area of Lhanbryde, just a few miles from Elgin and local amenities.

In good order throughout, the accommodation comprises: Entrance hallway with storage cupboard, good sized living room, kitchen, two double bedrooms, both with built-in wardrobes, and a bathroom. There is a shared parking area to the left of the block.

Benefiting from gas central heating and double glazing, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

The current factoring fees are £526.01, payable every six months, which also includes the building insurance—further information available on request.



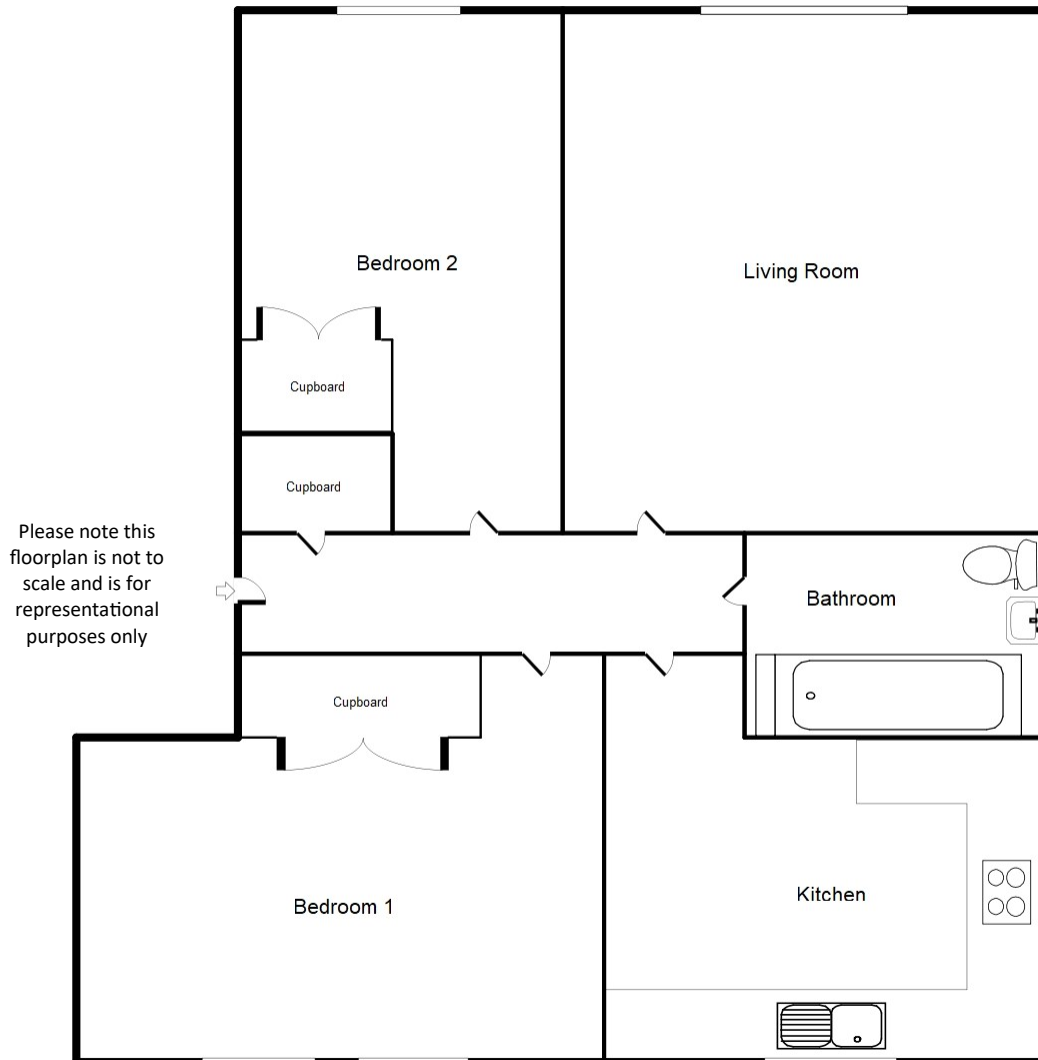




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Hall 3.84m x 1.18m
- Bathroom 2.09m x 2.0m
- Lounge 3.5m x 4.74m

- Kitchen 3.11m x 3.03m
- Bedroom 1 3.31m x 3.06m
- Bedroom 2 2.35m x 3.07m



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.