

5 Thunderton Place, Elgin IV30 1BG



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## 5 Burnside Road, Lhanbryde IV30 8PA



This semi-detached one bedroom bungalow with off-street parking and garden in an established residential area of Lhanbryde would make an ideal retirement property or investment purchase.

**SEMI-DETACHED BUNGALOW  
ONE BEDROOM  
FRONT AND REAR GARDENS  
BLOCK-BUILT STORE  
DRIVEWAY  
DOUBLE GLAZING  
ELECTRIC HEATING  
COUNCIL TAX BAND A  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£95,000**

**E1180**

This semi-detached one bedroom bungalow is situated in an established residential area of Lhanbryde, just a few miles from Elgin and a full range of amenities.

In need of some modernisation throughout, the accommodation comprises: Hallway, living room with open fireplace, kitchen with access to the rear garden, bedroom with two built-in cupboards, and a bathroom.

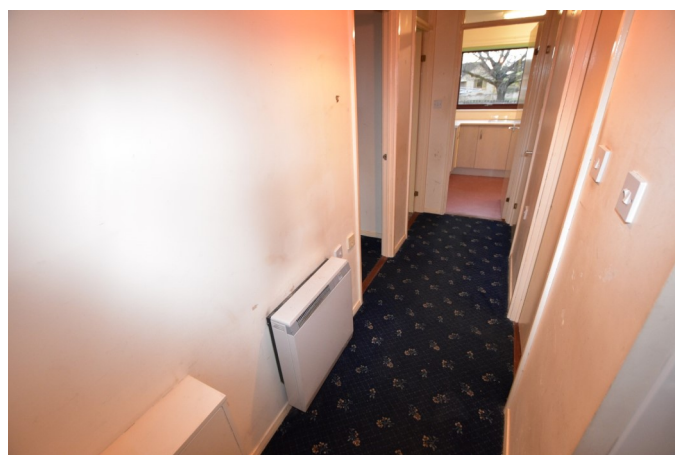
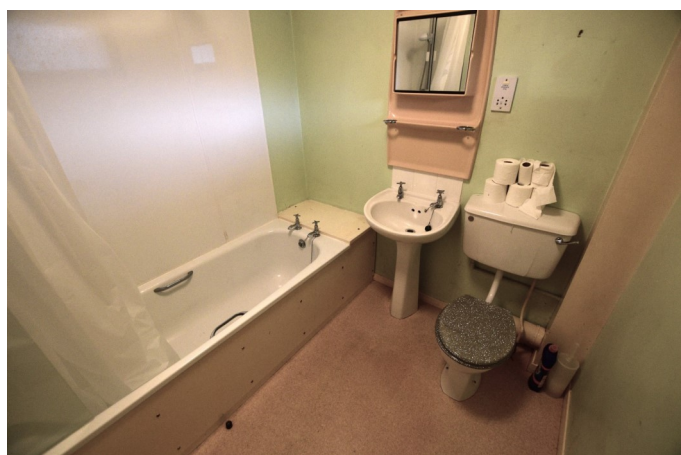
The property benefits from double glazing and electric heating.

There are low maintenance garden grounds to the front, side and rear of the property, with a driveway providing off-street parking and a block-built store.

This would make an ideal retirement property or investment purchase and we highly recommend a viewing.



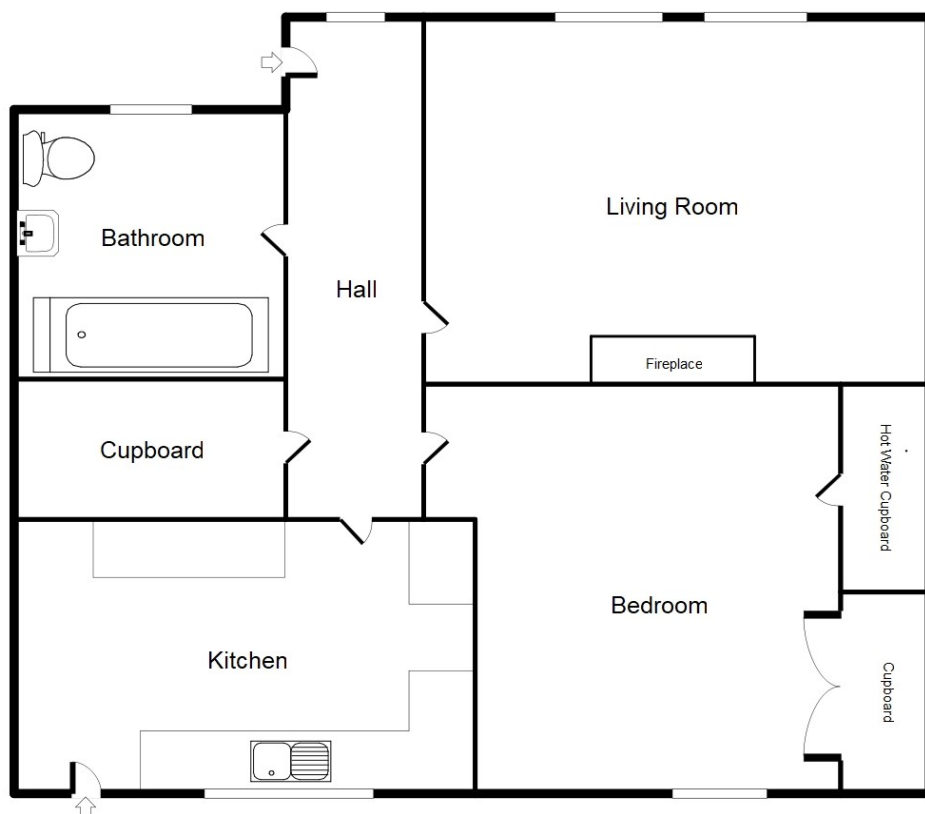




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen 3.64m x 2.40m
- Lounge 3.2m x 4.21m
- Hallway 4.11m x 1.07m
- Bathroom 2.05m x 2.04m
- Bedroom 3.3m x 2.97m
- Hall cupboard 0.9m x 2.0m
- Store 1.21m x 1.82m



Please note this floorplan is not to scale and is for representational purposes only

#### 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.