

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

4 Kirkland Hill, Lhanbryde IV30 8QH



This well presented two bedroom first floor flat with garden and garage is situated in an established residential area of Lhanbryde and would make an ideal first-time buy or investment purchase.

FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
DRIVEWAY AND GARAGE
PRIVATE REAR GARDEN
TIMBER SHED AND STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£100,000

E1223

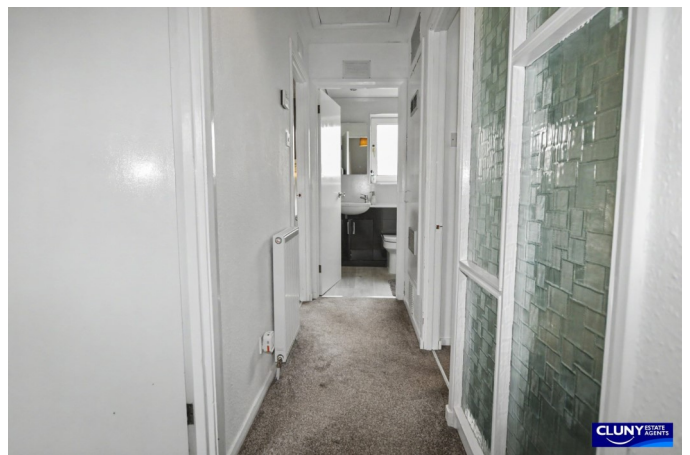
This well presented two bedroom first floor flat is located in a block of four properties in an established residential area of Lhanbryde, within easy reach of local amenities and just a few miles from Elgin.

The accommodation is in good order, with a smart, monochrome colour scheme throughout, and comprises: Hallway, living room/diner, fitted kitchen, two double bedrooms both with built-in storage, and a modern bathroom. The property also benefits from gas central heating and double glazing.

To the rear of the property a loc-bloc driveway leads to the single garage, while the paved seating area provides a private, leafy retreat, perfect for outdoor entertaining or relaxing. There is also a timber shed and additional lean-to storage behind the garage.

With a light and airy feel, this flat will appeal to first-time buyers, professionals or investment purchasers alike and we highly recommend a viewing.



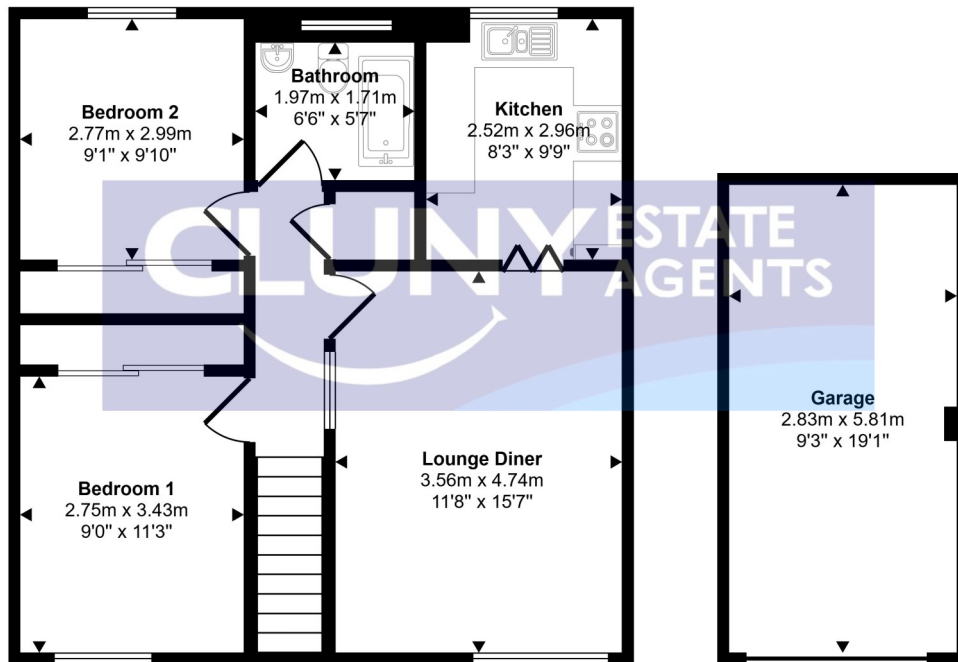


If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Lounge/Diner 3.56m x 4.74m
- Kitchen 2.52m x 2.96m
- Bedroom 1 2.75m x 3.43m
- Bedroom 2 2.77m x 2.99m
- Bathroom 1.97m x 1.71m



Approx Gross Internal Area
75 sq m / 811 sq ft



First Floor
Approx 59 sq m / 634 sq ft

Garage
Approx 16 sq m / 177 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

