

5 Gilliebog Place, Lhanbryde IV30 8JY

Offers Over £85,000

abs estateagents

Key Features

- Well-presented maisonette
- Lounge/Diner
- Kitchen
- Shower Room
- Double Bedroom
- Garage
- Exclusive Garden
- Driveway
- Double Glazing
- Cul-de-sac situation



Discover an affordable opportunity with this well-presented maisonette in Lhanbryde, complete with a garage and exclusive garden.

Perfect for first-time buyers or investors, this property features a lounge/diner, kitchen, and a double bedroom.

Nestled in the heart of Lhanbryde, this charming maisonette offers a great entry point into the property market. The well-presented home includes a spacious lounge/diner, providing a comfortable setting for relaxation or entertaining guests. The kitchen is efficiently laid out, catering to your daily culinary needs with ease.

The property boasts a double bedroom, offering ample space for rest and privacy. A shower room complements the accommodation, ensuring convenience for residents. Additional features include double glazing throughout, enhancing energy efficiency and comfort year-round.

Externally, the maisonette benefits from an exclusive garden and driveway, alongside a garage providing secure parking and storage options. Situated in a quiet cul-de-sac, the location offers peace and tranquillity while remaining conveniently close to local amenities. Don't miss out on this rare opportunity—contact us today to learn more!








Skyfall
Pink Floyd
Walter Mitty







Porch

UPVC front door leads to the porch with window to the side and shelving. Glass panel door to:-

Lounge/Diner

L-shaped room with room for lounge and dining furniture. Window to the front with blinds. Spiral staircase to the upper floor.
Doorway to:-

Kitchen

Compact kitchen but with a surprisingly generous amount of storage. Integrated oven and hob. Space for washing machine. Sink and drainer beneath window to the front with blinds.

Landing

Spiral staircase leads to the landing. Window to the side of the property. Shelved storage cupboard. Doors to Shower Room and Bedroom.



Shower Room

Good-sized shower room with three piece suite comprising corner shower cubicle with electric shower, wash hand basin set in vanity unit and a WC. Tiling to the floor and to dado height on the walls. Opaque window to the front.

Bedroom

Double Bedroom with window to the front fitted with blinds and curtains. Built-in wardrobe fitted along one wall with mirrored sliding doors, hanging and shelved storage.

Garage

Semi-detached stone garage with up and over door.

Garden

Easily maintained garden to the front which is laid in stone chippings and a paved path to the front door. Driveway with parking for 2-3 cars leads to the garage.
Shared path with number 7 leads to the gate to the exclusive, fully enclosed rear garden. Paved patio and a drying green with rotary dryer.

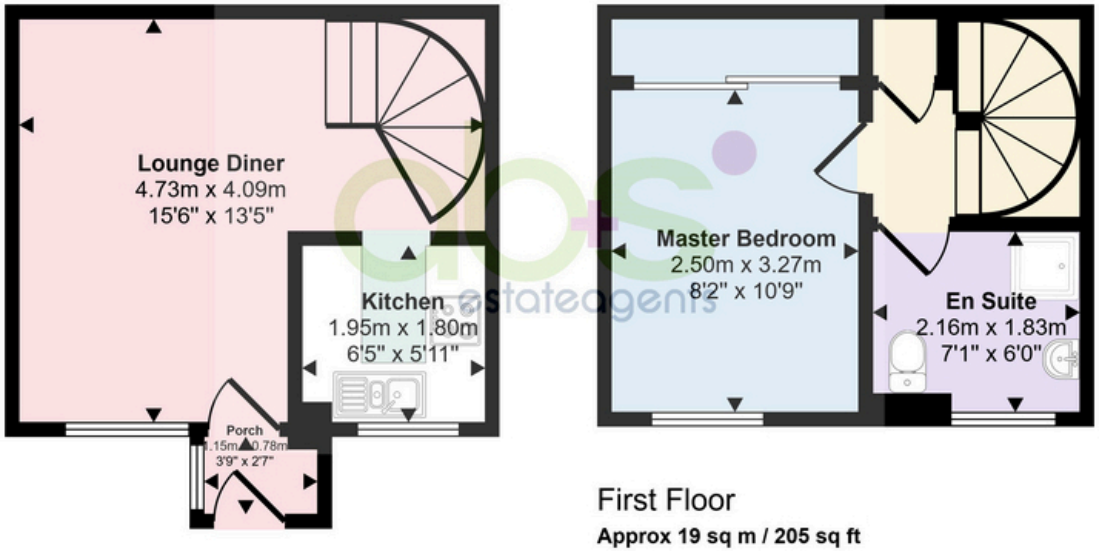
Home Report

Home report valuation as of November 2026 is £85,000, the EPC rating is D and the council tax band is A.

Fixtures and Fittings

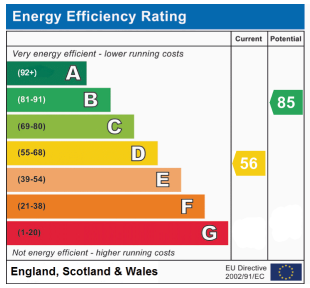
All fitted floor coverings, light fittings and integrated oven and hob are included in the sale.

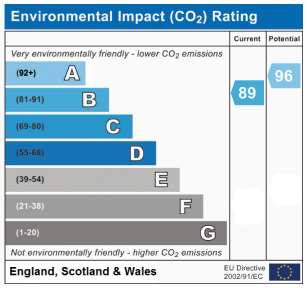
Approx Gross Internal Area
40 sq m / 429 sq ft



Ground Floor
Approx 21 sq m / 224 sq ft

First Floor
Approx 19 sq m / 205 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.

Tenure Type: Freehold
Council Tax Band: A
Council Authority: Moray

ABSM Estate Agents Ltd
151 High Street, Elgin, IV30 1DX
01343 564123