



39 Templand Road, Lhanbryde IV30 8PP

Offers Over £125,000

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Key Features

- Terraced house
- Ideal for first time buyers
- Close to Primary School
- 3 bedrooms
- Dining Kitchen
- Lounge
- Shower Room
- Guest WC
- Gas central heating



Porch 2.43m x 1.93m

Entrance Hall

Lounge 3.60m x 4.06m

Kitchen/Diner 3.62m x 3.71m

Utility Room 1.68m x 2.45m

WC 1.42m x 1.12m

Landing

Bedroom 3 2.63m x 2.95m

Bedroom 2 3.66m x 3.39m

Master Bedroom 3.69m x 3.24m

Shower Room 1.74m x 1.83m

Fixtures and Fittings

All floor coverings, light fittings, cooker, fridge freezer and washing machine are included in the sale.

Home Report

Home report valuation as of February 2026 is £125,000, EPI rating is E and council tax band is B.



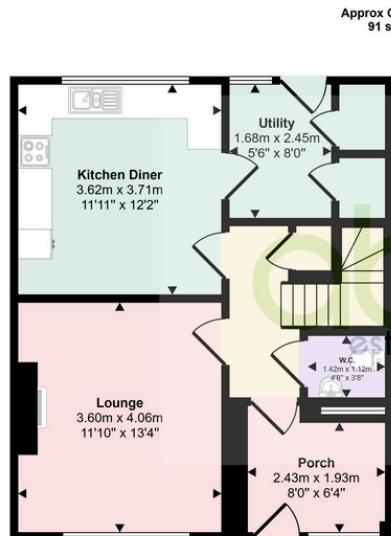


This terraced house, while in need of some modernisation, has tremendous potential. With three bedrooms, it offers ample space for a small family or individuals looking to share. The dining kitchen is designed for everyday use, while the lounge provides a comfortable area to relax.

Convenience is key, with the property located near a primary school, making it suitable for families with young children. The inclusion of a shower room and guest WC adds to the home's functionality. Gas central heating ensures warmth throughout the year.

The house was built in 1965, covering an area of 95m². Its location in Lhanbryde offers access to local amenities, bus routes and services. This affordable home won't stay on the market for long, so act quickly to make it yours.





	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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: B
Council Authority: Moray Council