Harper Macleod LLP
Estate Agents & Solicitors









5 Parkview, Lhanbryde, IV30 8JZ

Offers over £75,000

NEW PRICE- £10,000 under original home report valuation.
Recently upgraded one bedroom maisonette situated in the popular village of Lhanbryde. Within short commuting distance of Elgin and Lossiemouth, this property would make an ideal first time buy or investment purchase. The accommodation comprises lounge, recently fitted kitchen, one bedroom and a recently fitted bathroom. The property, which is in excellent order throughout further benefits from double glazing, electric heating and an area of garden.

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LOUNGE
17'8" x 13'8" (5.41m x 4.19m)
UPVC & glazed door, window to front, fitted carpet, wrought-iron staircase to the first floor, ceiling light fitting.

KITCHEN
7'8" x 6'1" (2.34m x 1.86m)
Window to front, newly fitted kitchen in white, built-in single electric oven & hob, integrated fridge freezer, Hoover washer dryer.

STAIRCASE & LANDING
Built-in cupboard housing the hot water tank

BATHROOM
8'7" x 6'1" (2.64m x 1.86)
Window to front, sink, WC & bath with mains shower over, tile effect vinyl, ceiling light fitting.

BEDROOM
11'0" x 8'9" (3.36m x 2.69m)
Window to front, triple built-in wardrobes, fitted carpet, ceiling light fitting.

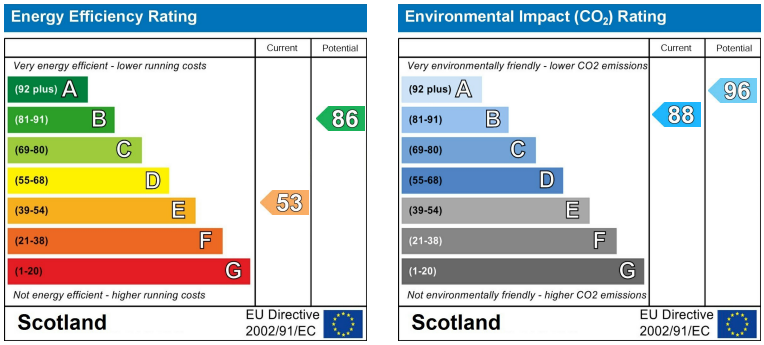
OUTSIDE
The garden to the front has an area of lawn & paved pathway. To the side of the property there is an area of lawn & an area of loc bloc paving.

NOTES
Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom fittings and the oven, hob, hood, integrated fridge freezer & Hoover washer dryer in the kitchen.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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