

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**5 BURNS ROAD
LHANBRYDE, MORAY IV30 8PH**



MID TERRACED HOUSE

- ◆ **HALL LOUNGE KITCHEN SUN PORCH 3 BEDROOMS WET ROOM FAMILY BATHROOM**
- ◆ **ELECTRIC HEATING DOUBLE GLAZING**
- ◆ **GARDEN**

Offers Over £85,000

82 High Street, ELGIN IV30 1BL

Telephone 01343 542684 or 542211 | **Property Enquiries** 01343 549555 | **Fax** 01343 540024 | **DX** 520651

Email elgin@cockburns-solicitors.com | www.cockburns-solicitors.com

Offices at

100c High Street, FORRES IV36 1NX **Telephone** 01309 673373 | **Fax** 01309 676336 | **DX**520698

21 High Street, GRANTOWN-ON-SPEY PH26 3EG **Telephone** 01479 872025 | **Fax**01479 873285

Partners Colin Styles, David Adams | **Solicitors** Henrietta Macpherson, Claire Sutton



This is a pleasant 3 bedroomed mid terraced house which offers spacious accommodation for first time buyers, couples or the property investor. The property is in good decorative order but would benefit from some upgrading. The property is predominantly accessed through the back door. It is complemented by DG and electric heating. Internal viewing is advised to appreciate the potential on offer.

Lhanbryde is a pleasant village approximately 5 miles from the main County town of Elgin. There is a post office/convenience store, new Co-op supermarket and an award-winning butchers shop in the main street. The well-used village hall offers a variety of classes and clubs. There is also a primary school in the village. The secondary school is provided in the nearby village of Fochabers. The Moray area offers a wide variety of leisure activities with sandy beaches within a short distance. There is also fishing, golf, mountain biking and walking. The ski slopes at The Lecht and Cairngorms are within 1 – 1 ½ hours drive.

The accommodation comprises:

DOWNSTAIRS

The partially glazed back door opens into a rear hall.

REAR HALL

The hall has a fitted carpet.

LOUNGE

5.61x3.99

Large patio window leading out to a paved outside entertaining area and the garden. Fitted carpet. 2 wall lights. Space for dining table and chairs.

KITCHEN

2.99x2.61

Window looking to the rear garden. Range of cream coloured floor and wall units with a built-in single oven/grill with microwave above. Electric hob and cooker hood. Complementary worktops. Chocolate coloured sink and drainer. Plumbing for washing machine. Built-in shelved cupboard. Vinyl flooring.

WET ROOM

1.62x1.50

White coloured WC, wash hand basin and disabled friendly shower. Window looking to the rear.

MAIN HALL

The main hall has a fitted carpet. Under-stair storage cupboard. Carpeted stair with spindles leading to the upper landing.

SUNPORCH

2.14 x 1.94

Partially glazed door to the front garden. Built-in cupboard. Floor tiles. Wall light.



UPSTAIRS

LANDING

A carpeted stair leads to the upper accommodation. Hatch to attic.

FAMILY BATHROOM

2.02x1.68

White coloured WC, vanity unit with sink, bath with over bath shower. Fitted carpet. Window to the rear.

DOUBLE BEDROOM 1 (rear)

3.31x2.72

Window looking to the rear. Built-in wardrobe with drawer unit. Fitted carpet.

DOUBLE BEDROOM 2 (front)

3.98x3.09

Sliding triple mirrored wardrobe with hanging rail and shelf. Window looking to the front. Fitted carpet.

BEDROOM 3 (front)

2.80 x 2.17

Window looking to the front. 2 built-in single wardrobes. Fitted carpet.

OUTSIDE

The front garden has a patio area, lawn and shrubs. The rear garden has a bin store area, lawn and shrubs.

SPECIAL CONDITIONS OF SALE

The single oven, microwave, hob and cooker hood are included in the sale price and whilst believed to be in good working order no warranty is given.

A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.

COUNCIL TAX

Band B

ENERGY RATING

Band F

ENTRY

By arrangement

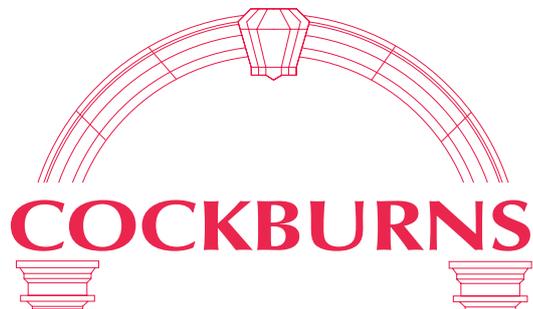
VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range
Offers Over £85,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.

Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.