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14 Garmouth Place, Lhanbryde IV30 8RE



This two bedroom ground floor flat with off-street parking is situated in an established residential area of Lhanbryde and would make an ideal first-time buy or investment purchase.

**GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
SHARED OFF-STREET PARKING
AREA
COUNCIL TAX BAND B
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£90,000**

E1065

This two bedroom ground floor flat is situated in a purpose-built block in an established residential area of Lhanbryde, just a few miles from Elgin and local amenities.

In good order throughout, the accommodation comprises: Entrance hallway with storage cupboard, good sized living room, kitchen, two double bedrooms, both with built-in wardrobes, and a bathroom. There is a shared parking area to the left of the block.

Benefiting from gas central heating and double glazing, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

The current factoring fees are £526.01, payable every six months, which also includes the building insurance—further information available on request.

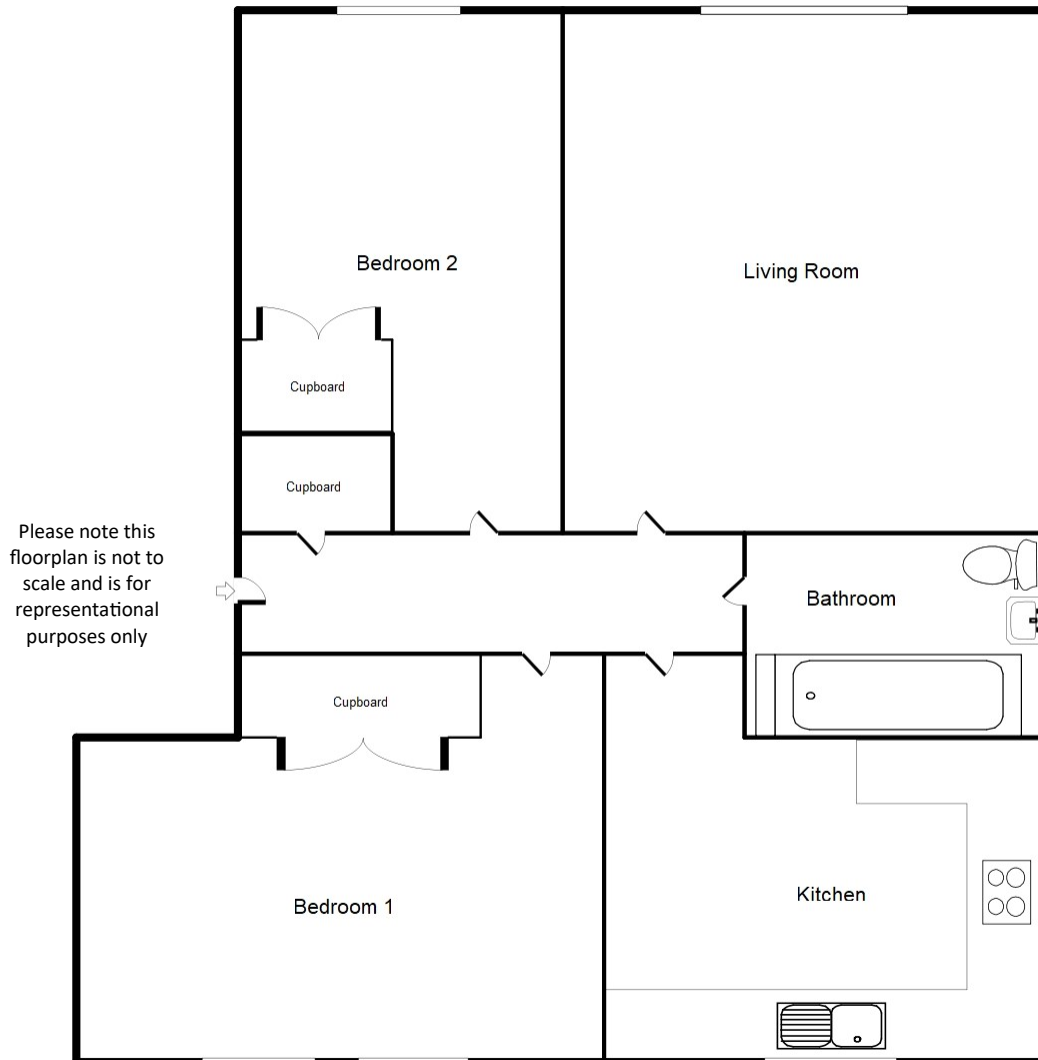




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Hall 3.84m x 1.18m
- Bathroom 2.09m x 2.0m
- Lounge 3.5m x 4.74m

- Kitchen 3.11m x 3.03m
- Bedroom 1 3.31m x 3.06m
- Bedroom 2 2.35m x 3.07m



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.