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## 8 Harestones Court, Lhanbryde IV30 8HJ



This two bedroom end-terraced house with garden is located in the village of Lhanbryde, just a few miles from Elgin and local amenities, and would make an ideal first-time buy or investment purchase.

**END-TERRACED HOUSE  
TWO DOUBLE BEDROOMS WITH  
BUILT-IN STORAGE  
FRONT AND REAR GARDENS  
SUMMER HOUSE, SHED AND  
BLOCK-BUILT STORE  
DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND B  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£135,000**

**E1163**

This end-terraced two bedroom house enjoys a quiet cul-de-sac location in the village of Lhanbryde, just a few miles from Elgin and local amenities.

The accommodation comprises: Living room with wood-burning stove and storage cupboards, double doors leading to the dining area and kitchen, which also has access to the rear garden. Stairs from the living room lead to the landing, a fully wet-walled shower room with corner shower and chrome heated towel rail, and two double bedrooms both with built-in storage.

The property benefits from gas central heating, double glazing and ample storage throughout.

To the front of the property is a gravel driveway providing off-street parking, while to the rear is a low maintenance garden with a decked seating area, patio, metal shed and block-built store. There is also a summer house/garden room which has power, light and double glazed windows.

This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.



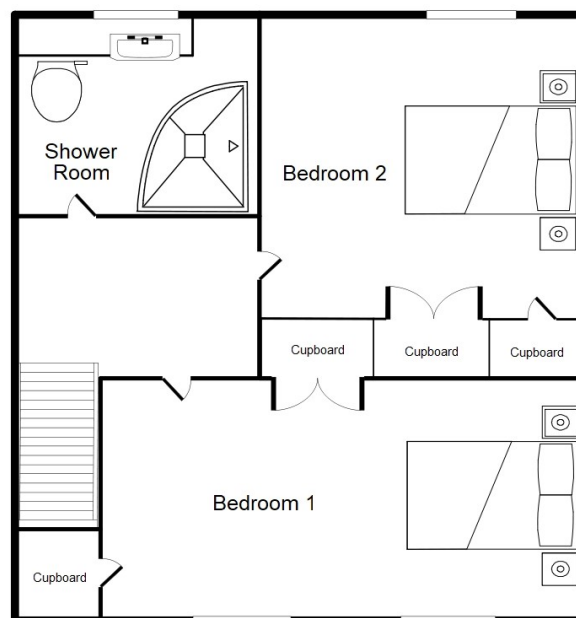
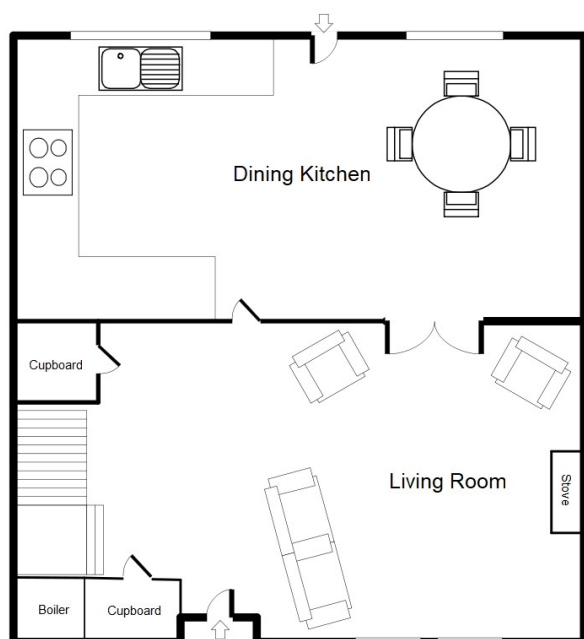
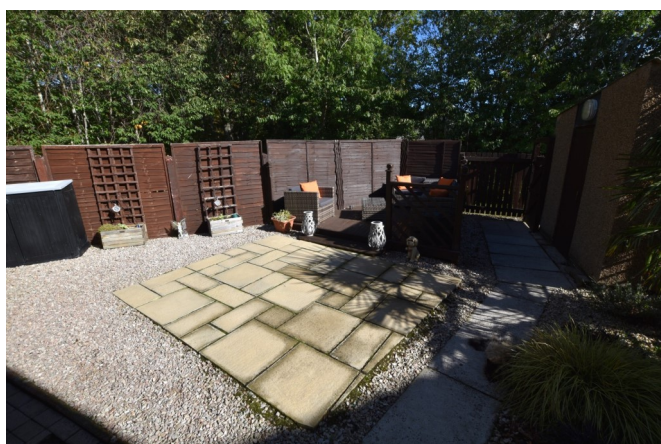




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- |                 |               |                |               |
|-----------------|---------------|----------------|---------------|
| • Living Room   | 5.10m x 4.05m | • Bedroom 1    | 2.67m x 5.0m  |
| • Kitchen/Diner | 5.98m x 2.39m | • Bedroom 2    | 3.83m x 3.18m |
| • Shower Room   | 2.08m x 1.87m | • Summer House | 4.05m x 2.53m |



Please be advised these floorplans are not to scale and are for representational purposes only

#### 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.