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36 Woodlands Drive Lhanbryde IV30 8JU



This newly refurbished one bedroom first-floor flat with garden is situated in a popular residential area of Lhanbryde and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT
ONE DOUBLE BEDROOM WITH
BUILT-IN WARDROBE
PRIVATE GARDEN AREA
OFF-STREET PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£68,000**

E757

This newly refurbished one bedroom first floor flat is in immaculate condition and is situated in a popular residential area of Lhanbryde.

Benefiting from a private entrance and off-street parking, the property has gas central heating and double glazing throughout and a private low maintenance garden to the rear.

The spacious accommodation comprises: Good sized living room, modern bathroom with shower over the bath, fitted kitchen and double bedroom with built-in wardrobe.

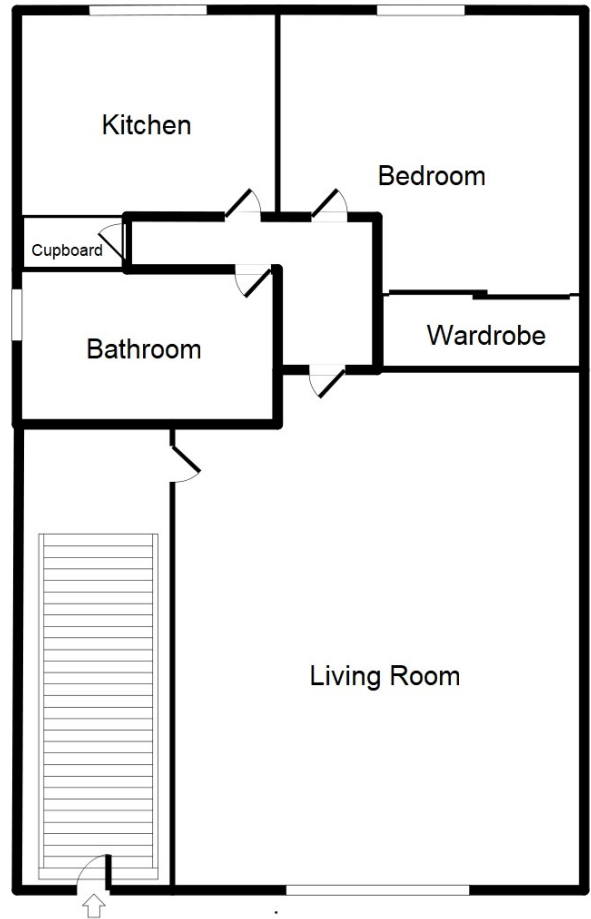
This would make an ideal first-time buy or investment purchase and a viewing is highly recommended.





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

- Lounge 4.72m x 3.45m 15'6" x 11'4"
- Kitchen 2.72m x 1.59m 8'11" x 5'3"
- Bathroom 1.79m x 1.66m 5'11" X 5'5"
- Bedroom 3.28m x 2.75m 10'9" x 9'0"



Please note this floor plan is not to scale and is 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.