

5 Thunderton Place, Elgin IV30 1BG



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1 Gilliebog Place Lhanbryde IV30 8JY



This one bedroom back-to-back property with garage and off-street parking would make an ideal first-time buy or buy-to-let investment

**TWO-STOREY PROPERTY
ONE BEDROOM
DRIVEWAY AND GARAGE
GARDENS FRONT AND REAR
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£70,000**

E764

This one bedroom two storey back-to-back property is situated in a residential area of Lhanbryde, just a few miles from Elgin.

With electric heating and double glazing, the accommodation comprises: Entrance porch, living/dining room and kitchen and on the first floor a landing, bedroom and bathroom.

Benefiting from a garage and off-street parking, the property has easy to maintain front and rear gardens and would make an ideal first-time buy or investment purchase. A viewing is highly recommended.

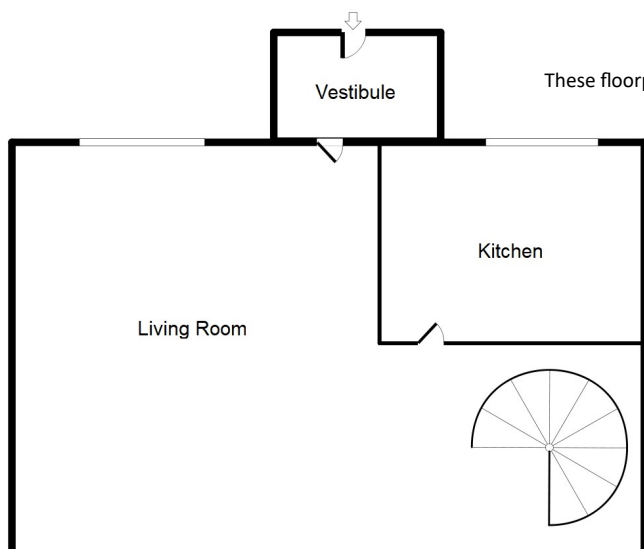




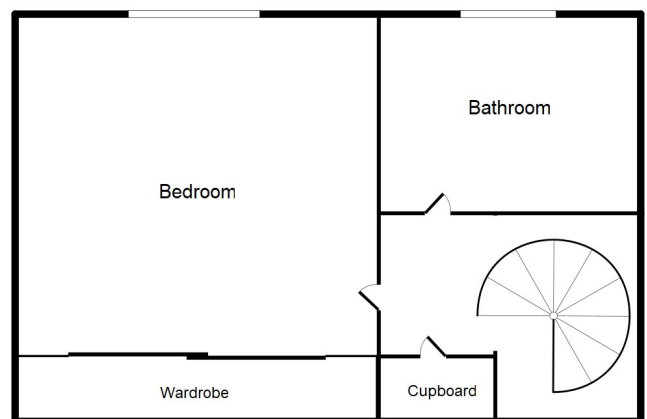
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 4.95m x 4.20m 16'3" x 13'9"
- Kitchen 2.00m x 1.85m 6'7" x 6'1"

- Bedroom 1 3.33m x 2.58m 10'11" x 8'6"
- Bathroom 2.25m x 1.88m 7'5" x 6'2"



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.