

CLUNY ESTATE AGENTS

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26 Glenesk Road Lhanbryde IV30 8PW



This two bedroom maisonette over two floors is situated in an established residential area of Lhanbryde and would make an ideal first-time buy or investment purchase.

**TWO STOREY MAISONETTE FLAT
TWO DOUBLE BEDROOMS
ENCLOSED GARDEN
BLOCK-BUILT STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£73,000**

E809

This two bedroom maisonette is situated in an established residential area of Lhanbryde, just a few miles from Elgin and close to schools and local amenities.

With a private entrance and accommodation over two floors, the property comprises: Modern kitchen, large living room with space for dining, two double bedrooms with built-in cupboards and a bathroom. There is ample storage throughout. Outside is a private enclosed garden and a block-built store.

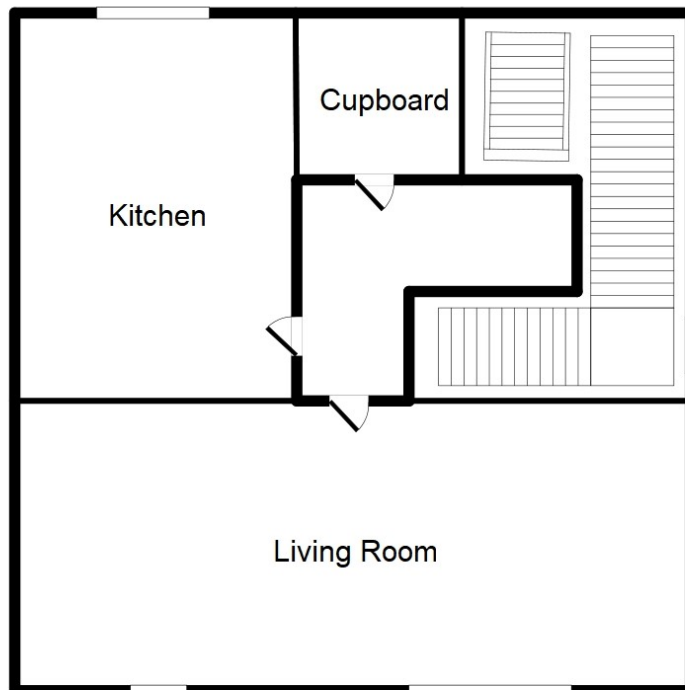
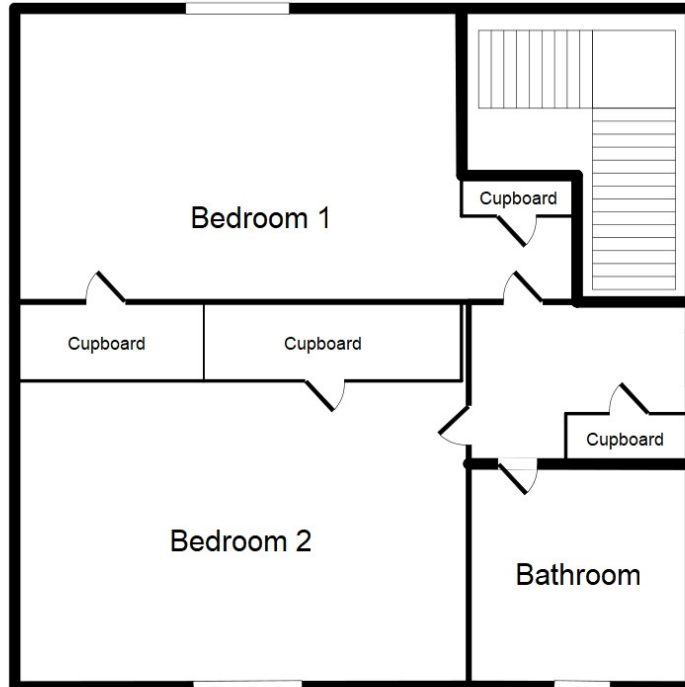
This would make an ideal first-time buy or investment purchase and a viewing is highly recommended.





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

- Kitchen 3.39m x 2.72m 11'1" x 8'11"
- Lounge 5.76m x 3.18m 18'11" x 10'5"
- Bedroom 1 4.71m x 2.95m 15'5" x 9'8"
- Bathroom 1.96m x 1.93m 6'5" x 6'4"
- Bedroom 2 3.68m x 2.88m 12'1" x 9'5"



Please note these floor plans 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.