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## 22 Woodlands Drive Lhanbryde IV30 8JU



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

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

**Offers Around  
£65,000**

E839

This one bedroom first floor flat is situated in an established residential area of Lhanbryde, just a few miles from Elgin.

The accommodation comprises: Private entrance, stairs to the landing, large living room with dining space, kitchen, a double bedroom and bathroom.

Benefiting from gas central heating and double glazing, the property also has a rear garden and off-street parking.

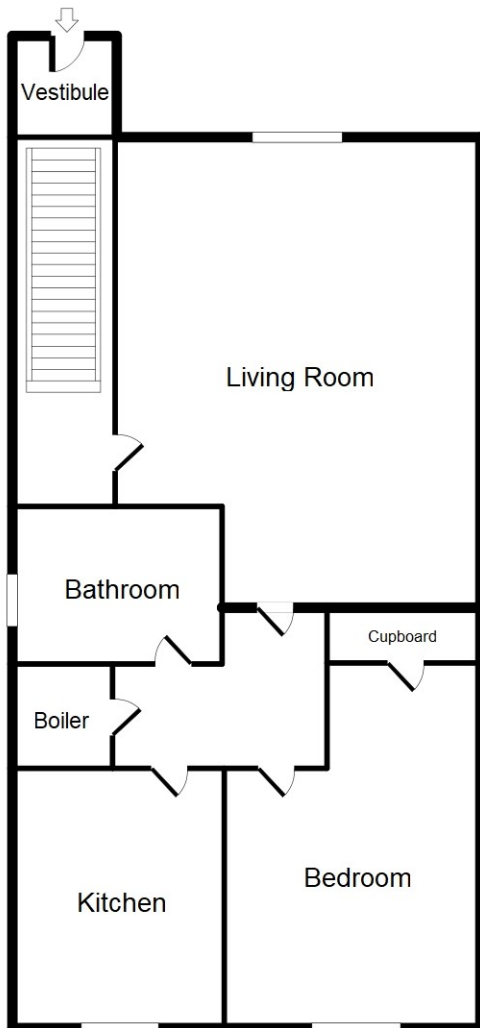
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Lounge 4.70m x 3.44m 15'5" x 11'4"
- Kitchen 2.73m x 1.60m 9'0" x 5'3"
- Bathroom 1.81m x 1.71m 5'11" x 5'7"
- Bedroom 3.25m x 2.71m 10'8" x 8'11"



Please note this floorplan 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.