

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

2 St Brydes Court Lhanbryde IV30 8PN



This spacious three bedroom mid-terraced house in an established residential area of Lhanbryde has front and rear gardens and would make an ideal investment purchase, first-time buy or family home

**TERRACED HOUSE
THREE BEDROOMS
LOW MAINTENANCE FRONT
AND REAR GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£100,000**

E858

This spacious three bedroom mid-terraced house is situated in an established residential area of Lhanbryde, within easy reach of local amenities and just a few miles from Elgin.

In walk-in condition, the accommodation comprises: Entrance vestibule, hallway, large lounge/diner, modern fitted kitchen and rear vestibule with access to the garden. Upstairs are three good sized bedrooms and a family bathroom.

Benefiting from gas central heating and double glazing, there is an external store to the front of the property and low maintenance gardens to the front and rear, with a timber shed included in the sale.

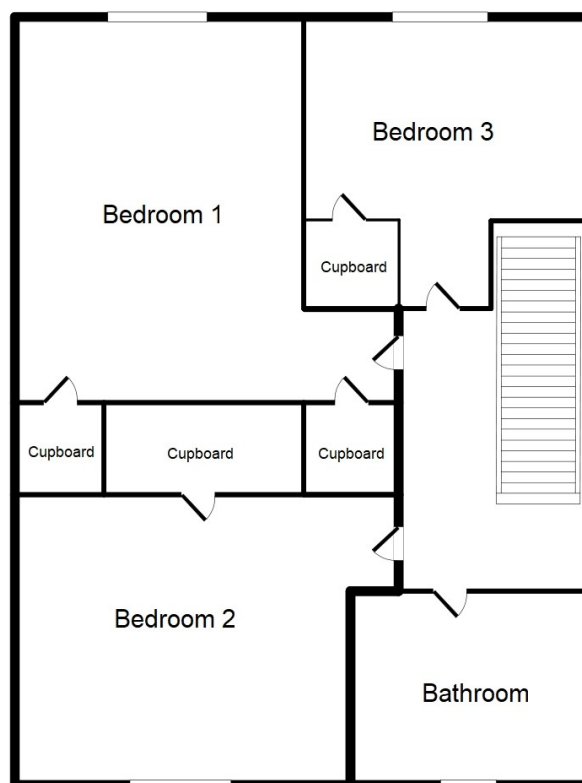
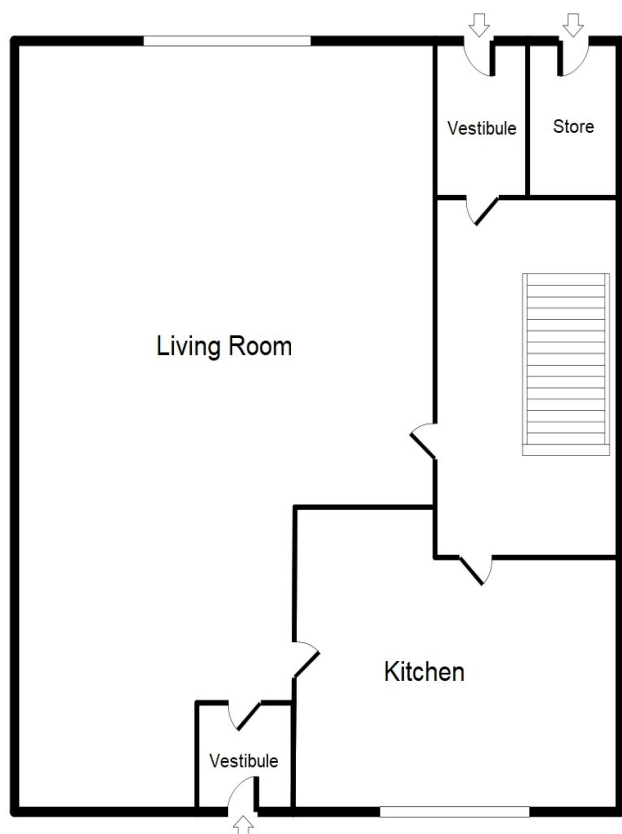
Ideal for a buy to let investment, family home or first-time purchase, we highly recommend a viewing.





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

• Kitchen	3.13m x 2.58m	10'3" x 8'6"
• Lounge/Diner	7.51m x 4.00m	24'8" x 13'2"
• Bedroom 1	3.88m x 2.71m	12'9" x 8'11"
• Bathroom	2.05m x 1.69m	6'9" x 5'6"
• Bedroom 2	3.98m x 3.14m	13'1" x 10'4"
• Bedroom 3	2.82m x 2.18m	9'3" x 7'2"



Please note 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.