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## 1 Garmouth Place Lhanbryde IV30 8RE



This three bedroom link-detached house with garage and garden is in an established residential area of Lhanbryde, just a few miles from Elgin, and would make an ideal family home

**LINK-DETACHED HOUSE  
THREE DOUBLE BEDROOMS  
DRIVEWAY AND GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND C  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£175,000**

E867

This three bedroom link-detached house is situated in an established residential area of Lhanbryde, just a few miles from Elgin.

Benefiting from gas central heating, double glazing and ample storage throughout, the accommodation comprises: Entrance hall, wc, internal door to garage, spacious living room/diner and fitted kitchen with access to the rear garden. Upstairs are three double bedrooms and a family bathroom.

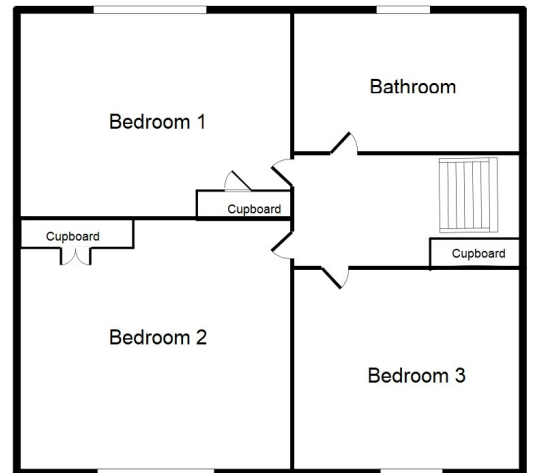
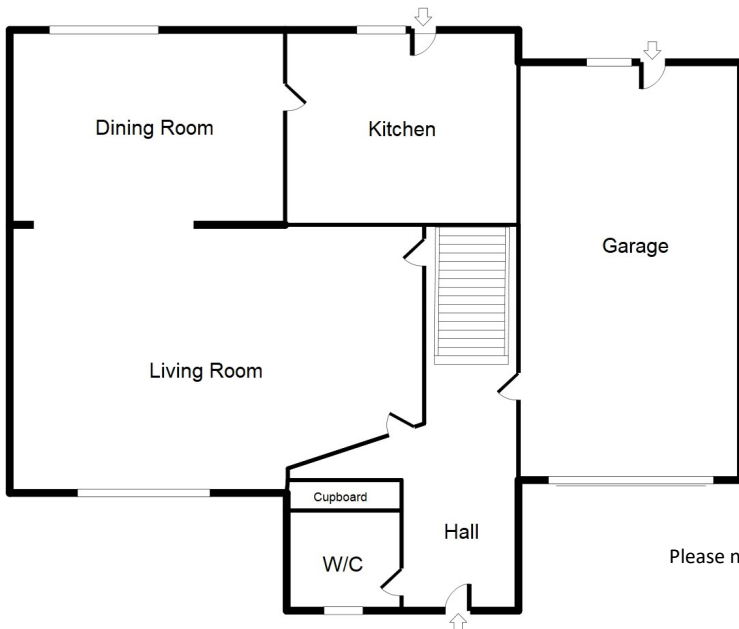
With a loc-bloc driveway leading to the garage, and low maintenance gardens to the front and rear, this would make an ideal family home and we highly recommend a viewing.





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

- WC 1.70m x 0.98m 5'7" x 3'2"
- Kitchen 2.84m x 2.38m 9'4" x 7'10"
- Dining Room 2.86m x 2.51m 9'5" x 8'3"
- Lounge 5.0m x 3.98m 16'5" x 13'1"
- Bedroom 1 3.09m x 2.69m 10'2" x 8'10"
- Bathroom 2.23m x 1.87m 7'4" x 6'2"
- Bedroom 2 4.0m x 2.70m 13'2" x 8'10"
- Bedroom 3 2.69m x 2.22m 8'10" x 7'3"
- Garage 6.29m x 2.57m 20'8" x 8'5"



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.