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Roselin Cottage, 6 St Andrew's Road, Lhanbryde IV30 8NZ



This two bedroom semi-detached house situated in the heart of Lhanbryde offers ample potential to make an ideal first-time buy or investment purchase

**SEMI-DETACHED HOUSE
TWO BEDROOMS
FRONT AND REAR GARDEN
BLOCK-BUILT STORE
GAS CENTRAL HEATING
PARTIAL DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND B
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£70,000**

E891

This semi-detached two bedroom house is situated in the heart of Lhanbryde, just a short walk from local amenities.

Offering lots of potential, the accommodation comprises: Entrance porch, kitchen, utility/cloakroom, living room, downstairs double bedroom with built-in storage, and shower room. Upstairs is a further double bedroom, housing the boiler.

With garden space to the front and rear and a block-built store, on-street parking is available to the front of the property.

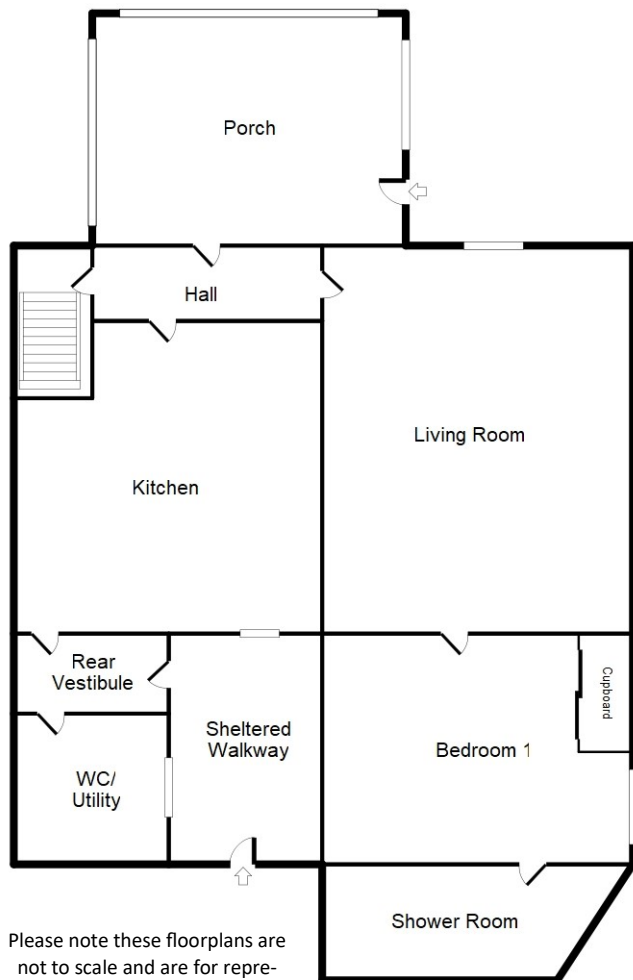
Benefiting from gas central heating and partial double glazing, the property is in need of full renovation to make an ideal first-time buy or investment purchase. We highly recommend a viewing.





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

- Porch 2.45m x 2.28m
- Lounge 4.41m x 2.99m
- Bedroom 1 2.95m x 2.95m
- Shower Room 2.47m x 1.77m
- Kitchen 3.19m x 2.95m
- Utility 1.75m x 1.72m
- Attic Bedroom 4.94m x 3.18m



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.