

CLUNY ESTATE AGENTS

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20, 22 and 24 Park Road
Lhanbryde IV30 8PJ



An ideal investment purchase, these three bungalows situated in the village of Lhanbryde, just a few miles from Elgin, are being sold together and are currently tenanted. Each property is being let for £350pcm, totalling £1050 for all three properties.

**TWO SEMI-DETACHED BUNGALOWS AND
ONE DETACHED BUNGALOW
ONE BEDROOM PER PROPERTY
ELECTRIC HEATING
DOUBLE GLAZING
SHARED COURTYARD
BLOCKWORK STORE PER
PROPERTY
POTENTIAL SHARED GARDEN SPACE
EPC RATING F
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

Offers Around
£125,000

E939

THREE ADJOINING ONE BEDROOM BUNGALOWS FOR SALE 20 Park Road

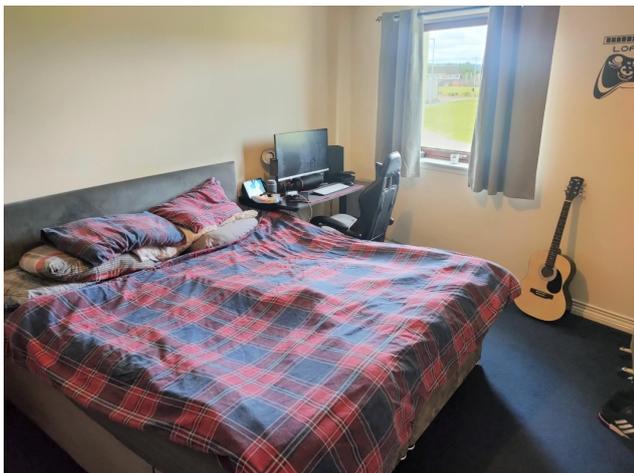
This one bedroom semi-detached bungalow is situated in the village of Lhanbryde, just a few miles from Elgin.

The accommodation benefits from electric heating and double glazing and comprises: Entrance vestibule, living room, hallway, bedroom, kitchen and bathroom.

Outside, there is a shared courtyard and a blockwork store for each property. The former shop to the rear has been partially demolished with the intention of forming a shared garden area.

This property is tenanted and would make an ideal cash investment purchase.
Home report available on request.

- Lounge 4.73m x 3.71m
- Kitchen 2.99m x 2.46m
- Bedroom 4.40m x 3.00m
- Bathroom 2.44m x 1.69m



22 Park Road

This one bedroom semi-detached bungalow is situated in the village of Lhanbryde, just a few miles from Elgin.

The accommodation benefits from electric heating and double glazing and comprises: Entrance vestibule, hallway, bathroom, bedroom, kitchen and living room.

Outside, there is a shared courtyard and a blockwork store for each property. The former shop to the rear has been partially demolished with the intention of forming a shared garden area.

This property is tenanted and would make an ideal cash investment purchase.

Home report available on request.

- Lounge 4.43m x 4.11m
- Kitchen 2.88m x 2.70m
- Bedroom 1 4.35m x 2.59m
- Bathroom 2.49m x 1.73m



24 Park Road

This one bedroom detached bungalow is situated in the village of Lhanbryde, just a few miles from Elgin.

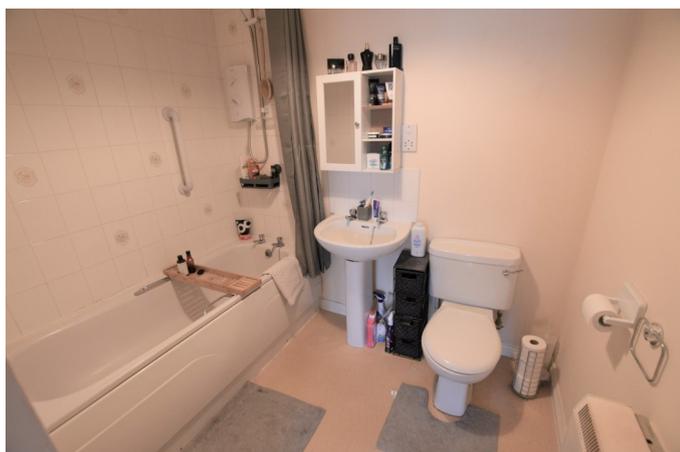
The accommodation benefits from electric heating and double glazing and comprises: Entrance hallway, open plan kitchen/living room, bathroom and bedroom.

Outside, there is a shared courtyard and a blockwork store for each property. The former shop to the rear has been partially demolished with the intention of forming a shared garden area.

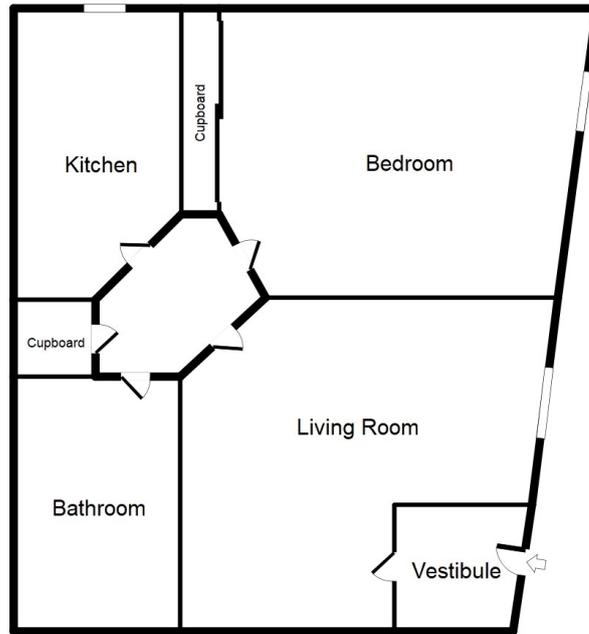
This property is tenanted and would make an ideal cash investment purchase.

Home report available on request.

- Kitchen 3.22m x 2.00m
- Lounge 4.21m x 3.21m
- Bedroom 1 3.90m x 3.40m
- Bathroom 2.31m x 1.70m



20 Park Road

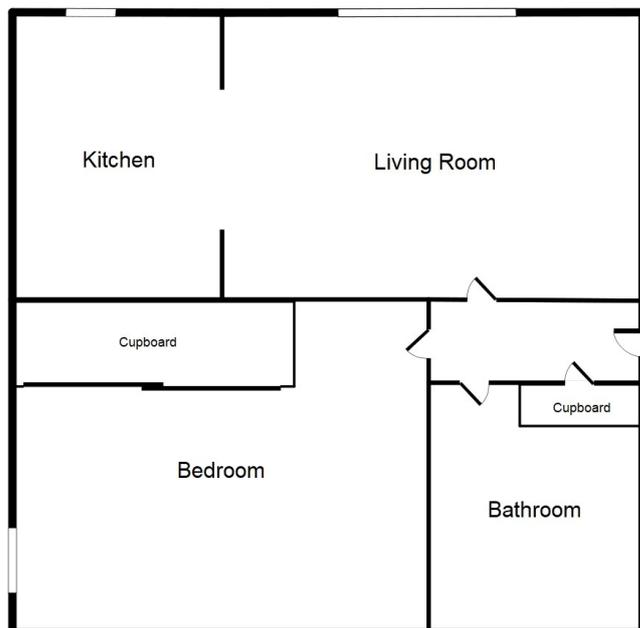


Please note these floorplans are not to scale and are for representational purposes only

22 Park Road



24 Park Road



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



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.