

3 Seaforth House
Garmouth Road
Lhanbryde
Morayshire
IV30 8QL



Offers Over £125,000

2 Bedroom Mid-Terrace House which is just a few minutes walk away from Lhanbryde's village amenities.

Features

Double Glazing

Gas Central Heating

Allocated Parking Space

Internal Walk-In Storage Cupboard

Communal Parking

Shared Drying Area

Accommodation comprises on the Ground Floor an Open Plan Lounge & Kitchen, Hallway, Large Walk-In Storage Cupboard, Cloakroom WC. The First Floor Accommodation comprises a Landing, 2 Bedroom & the Bathroom.

Access to the Property is via uPVC Front Entrance Door with a Double Glazed Frosted Window which leads in to the Open Plan Lounge & Kitchen.

Open Plan Lounge: 20'2" x 12'8" (6.15 x 3.86)
Coved ceiling with 2 pendant light fittings
Double glazed window to the front aspect
2 double radiators
Fitted carpet

A short flight of steps lead down in to the Kitchen

Kitchen: 9' x 9'10" (2.74 x 2.99)
Coved ceiling with a ceiling light fitting
Range of wall mounted cupboards with under unit lighting & overhead down lighting
Fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap
Integrated fridge freezer, dishwasher & washing machine
Vinyl flooring

Hallway
Coved ceiling with 2 pendant light fittings
A carpeted staircase leads up to the First Floor Landing
Built-in storage cupboard
Fitted carpet

Cloakroom WC
Ceiling light fitting
Press flush WC
Pedestal wash basin
Single radiator
Vinyl flooring

Store Cupboard: 6'3" x 4'6" plus door recess (1.89 x 1.36)
Entrance from property Hallway or from the Communal Hallway
Part carpet & part vinyl flooring

Landing
Pendant light fitting
2 storage cupboards 1 of which houses the Gas Boiler
Fitted carpet

Bedroom 2: 12'3" plus wardrobe space x 9'2" (3.73 x 2.79)
Pendant light fitting
Double glazed window to the front aspect
Single radiator
Built-in wardrobe
Fitted carpet

Bedroom 1: 12'2" plus wardrobe space x 12'11" (3.71 x 3.94)

Pendant light fitting
 Double glazed window to the front aspect
 Built-in double wardrobe
 Fitted carpet

Bathroom: 5'11" x 9'2" (1.8 x 2.79)
 Ceiling light fitting
 Single radiator
 3 piece suite with tiled walls, shower screen & mains shower
 Vinyl flooring

Outside Accommodation
 Allocated parking space & Communal parking
 Shared drying area

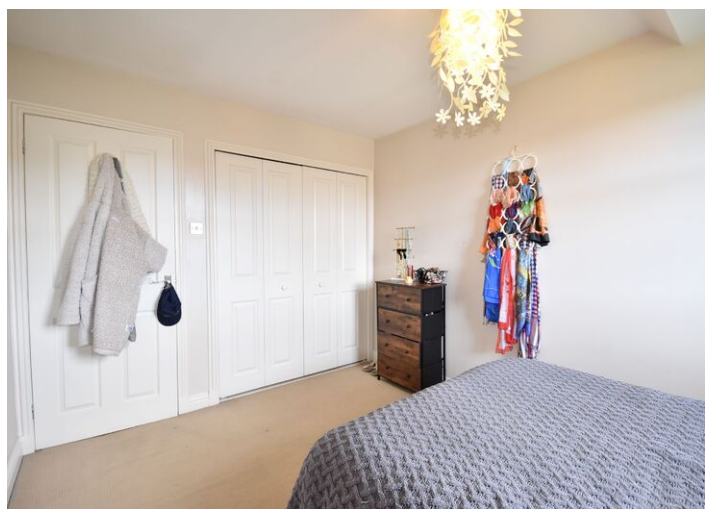
Note 1
 All light fittings, floor coverings & blinds are to remain.

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.