

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.

Note 2  
 There is a monthly factoring fee of approximately £58.07 per month.

## Energy Performance Rate

## Council Tax Band

Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	72	74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.