

52 High Street, Elgin, IV30 1BU

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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

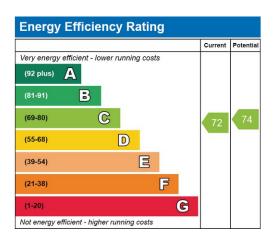
Outside Accommodation Allocated parking space & Communal parking Shared drying area

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** 



















#### **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.