

CCL



CCL are delighted to offer for sale this two bedroom semi-detached house in a popular residential area in Lhanbryde at £10,000 below HOME REPORT value. The property requires upgrading and will be sold as seen and would benefit from full upgrade including new kitchen and bathroom. The property spans two floors with Living room, Kitchen and bedroom on the ground floor and larger bedroom and shower room on the upper floor. Small garden area and an off street parking space. Ideal purchase as a buy to let opportunity or for the first time buyer who upgrade to their own taste.

The property is situated in a quiet residential area set back from the main street and within easy access of all local amenities. Lhanbryde has a primary school, and secondary schooling is offered at Fochabers, Elgin Academy or Elgin High School. Lhanbryde lies off the main A96 some four miles east of Elgin, which is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.

- 2 bedroom semi-detached house
- Living Room
- 2 Bedrooms
- Garden Area
- Close to all amenities
- Needs upgrade & Sold as Seen
- Kitchen
- Shower Room
- Ideal village location
- Part Double Glazed



T: 01343 610520

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8 St Andrews Road | Lhanbryde | Elgin | Moray | IV30 8NZ

Offers Over £70,000 Freehold

Property

This two bedroom semi-detached house has great potential to be lovely home with good accommodation on two floors consisting of kitchen, living room and bedroom, on the ground floor and double bedroom and Shower room on the first floor. The property is to be sold as seen and does require a full ungraded. Also, has the benefits of Double Glazing on the ground floor and Gas Central Heating.

Accommodation:

Kitchen: (3.06m x 2.70m)

The main front door gives entry into the kitchen, which is fitted with wall and base units in cream with wooden trim, incorporating a stainless steel sink and drainer and has space for white goods. Double window looks out to the garden.

Hallway:

The hallway gives access to the Living Room and Bedroom on the ground floor and has stairs leading to the upper floor.

Living Room: (4.41m x 3.65m)

A good sized room with double aspect windows.

Bedroom 2: (3.41m at widest x 2.73m)

Double bedroom with window to the rear and has storage cupboard.

Upper Landing:

Stairs from the hall lead to the upper landing, which has a small storage cupboard. (the stairs do require attention and are uneven)

Bedroom 1: (4.50m x 3.20m)

Spacious double bedroom with recess bay window to the front. Ample space for free standing furniture.

Shower Room:

Fitted with a WC, wash hand basin and shower cabinet. Storage cupboard housing the central heating boiler. (The floor is uneven and would require attention)

External

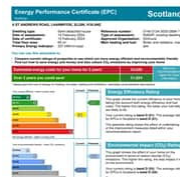
Enclosed garden area to the front with a path to the front door and two wooden sheds. To the front of the property is a private off street parking space.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.