



grampian **property** centre

3 SEAFORTH HOUSE LHANBRYDE, MORAY IV30 8QL



We have great pleasure in presenting this 2 Bedroom House which offers generous sized living accommodation and is located in the popular village of Lhanbryde. The property forms part of what was originally the Seaforth Highlanders Drill Hall which was re-developed approximately 5 years ago into residential properties.

The village of Lhanbryde offers local amenities which include a post office, a convenience store, a butchers and a primary school. The main town centre of Elgin is also within close driving proximity and offers an excellent range of shops & services, along with a thriving high street, leisure facilities, Dr. Grays Hospital, primary and secondary schools.

Accommodation comprises on the Ground Floor a spacious open-plan Lounge/Diner and Kitchen, an Inner Hallway, a Ground Floor Cloakroom and a spacious Storage Room. The 1st Floor Accommodation comprises 2 double Bedrooms and a Bathroom.

The property benefits further from modern decoration throughout, Gas Central Heating, Double Glazing and has a small Garden area to the front.

An internal viewing is highly recommended.

FIXED PRICE £105,000

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52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk

Entrance to the property is via an uPVC front entrance door with double glazed frosted window which leads directly into a spacious open-plan Lounge/Kitchen.

♦ **Lounge: 20'3" x 12'8" max measurement (6.17 x 3.86)**



The spacious Lounge area comprises a coved high ceiling with 2 x pendant light fittings, a double glazed window to the front aspect and 2 x double radiators. This area is fitted with Sky connection, TV aerial connection, 2 x telephone points, a good selection of power points and a fitted carpet. Three carpeted steps lead down to the Kitchen area.



♦ **Kitchen: 9'1" x 7'9" (2.76 x 2.35)**



The Kitchen area comprises a coved ceiling, a sun tube which allows natural light, a 5-light halogen ceiling fitting and an Expelair Extractor Fan. There is a modern range of wall mounted cupboards with under unit lighting, and fitted base units with roll top work surfaces. There is a single sink with drainer unit, mixer tap and overhead down lighting. Integrated appliances include a fridge, freezer, dishwasher, washing machine, gas hob, an electric double oven and an overhead extractor unit. The Kitchen area is finished with vinyl flooring.



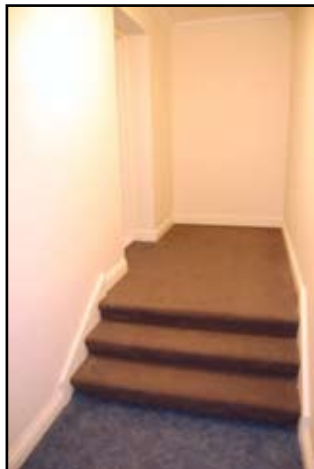
♦ **Inner Hallway:**

The Inner Hallway comprises a coved ceiling, 2 x pendant light fittings and a single radiator. A carpeted stair case leads to the 1st Floor Accommodation with a built-in under stairs storage cupboard beneath which houses the electric fuse board. The Hallway is fitted with a double power point, a fitted carpet and doors to the Ground Floor Cloakroom and a spacious walk-in Storage Room.



♦ Storage Room: 16'3" x 4'6" (4.96 x 1.66)

This room comprises a coved ceiling, a pendant light fitting, a separate entrance door to the front which can be accessed via a communal entrance, and part carpet and part vinyl flooring. This room provides ideal space for storing bikes, tools, etc.



Bedroom 1 comprises a pendant light fitting, a double glazed window to the front aspect and a single radiator. There is a spacious built-in double wardrobe with folding doors offering shelf and hanging space. The room is fitted with a telephone point, power points and a fitted carpet.



♦ Bedroom 2: 12'3" plus wardrobe space x 9'3" (3.73 x 2.81)



Bedroom 2 comprises a pendant light fitting, a double glazed window to the front aspect and a single radiator. There is a built-in single wardrobe offering shelf and hanging space. The room is fitted with a TV point, power points and a fitted carpet.



♦ Ground Floor Cloakroom:

The Cloakroom comprises a 3-light ceiling fitting, an extractor fan and a single radiator. The suite comprises a press-flush WC, a pedestal wash basin with fitted glass shelf and mirror; and the room is finished with vinyl flooring.



♦ 1st Floor Accommodation



♦ Bathroom: 9'3" x 5'11" (2.81 x 1.8)



Description Act

are advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

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The Bathroom comprises a 3-light ceiling fitting, an extractor fan and a single radiator. The 3 piece suite comprises a pedestal wash basin with fitted glass shelf and mirror; a press-flush WC; and a bath with tiled walls, a fitted shower screen and a mains shower. The Bathroom is finished with vinyl flooring.

♦ **Outside Accommodation**

♦ **Garden:**

The property benefits from a small garden area to the front.

Note 1

All light fittings, fitted blinds and floor coverings are to remain.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

Note 3

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

Entry

By mutual agreement

Offers

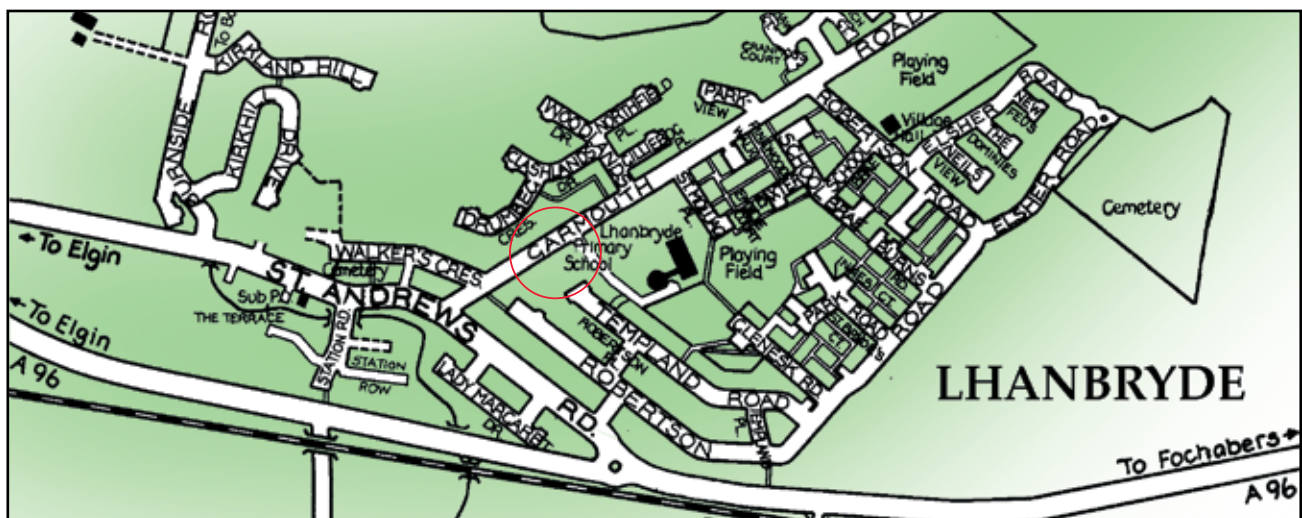
All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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