



## Northfield Place, Lhanbryde Offers in the Region Of £60,000 Freehold

1 Bedroom First Floor Flat which benefits from a Private Entrance Door, Off-Street Parking and a Rear Garden.

- Double Glazing
- Enclosed Low Maintenance Garden Area
- Fitted Alarms for Rental Legislation Requirements
- Private Entrance Door
- Off Street Parking

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### **1 Bedroom First Floor Flat**

**Accommodation comprises a Entrance Hallway, Staircase Area, Lounge, Inner Hallway, Kitchen, Bedroom & Shower Room.**

**Electric Heating**

**Double Glazing**

**Private Entrance Door**

**Enclosed Low Maintenance Garden Area**

**Off Street Parking to the Front**

**Fitted alarms for Rental Legislation Requirements**

**EPC Rating - D**

Entrance to the property is via a private entrance door which leads in to the Entrance Hallway & private staircase area.

### **Entrance Hallway**

Pendant light fitting

### **Staircase Area**

Ceiling light fitting

Mains smoke alarm

A door leads in to the Lounge

**Lounge: 15'3" x 11'4" maximum narrows to 8'7" (4.64 x 3.45 narrowing to 2.61)**

Coved ceiling with 2 ceiling light fittings

Mains smoke alarm

Double glazed window to the front aspect

Electric wall mounted panel heater

Laminate flooring

### **Inner Hallway**

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Ceiling light fitting

Mains smoke alarm

Loft access hatch

Built-in airing cupboard which houses the hot water tank

Fitted carpet

### **Kitchen: 8'10" x 5'3" (2.69 x 1.59)**

Ceiling light fitting

Mains heat sensor

Double glazed window to the rear aspect

Wall mounted cupboards & a fitted base unit with a single sink

Space to accommodate a washing machine, an electric free standing cooker & a fridge( these items are to remain)

Part tiled walls

Tiled flooring

### **Bedroom: 8'11" maximum x 10'8" maximum plus wardrobe space (2.72 x 3.25)**

Ceiling light fitting

Double glazed window to the rear aspect

Electric wall mounted panel heater

Built-in double wardrobe with sliding mirrored doors

Laminate flooring

### **Shower Room: 5'11" maximum x 5'6" maximum (1.8 x 1.67)**

Ceiling light fitting

Double glazed frosted window to the side aspect

Electric dimplex wall mounted fan heater

3 piece suite with tiled walls & electric shower within the shower cubicle enclosure

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Tiled flooring

### **Outside Accommodation**

Enclosed gravelled Garden Area

Timber Built Shed

Access gate to the front

### **Council Tax:**

Currently Band A

### **Note 1**

All curtains, fitted blinds, floor coverings and light fittings are to remain. The washing machine, cooker, fridge and freezer are also remain)

### **Note 2**

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

All descriptions, dimension, areas, references to condition 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.

### **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.

### **FREE VALUATION**

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

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