



Northfield Place, Lhanbryde Offers Over £64,500 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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Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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