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6 Kirkland Hill, Lhanbryde IV30 8QH



This two bedroom first floor flat with garden and garage is located in an established residential area of Lhanbryde, just a few miles from Elgin and local amenities.

**FIRST FLOOR FLAT
TWO BEDROOMS
REAR GARDEN
DRIVEWAY AND GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£105,000**

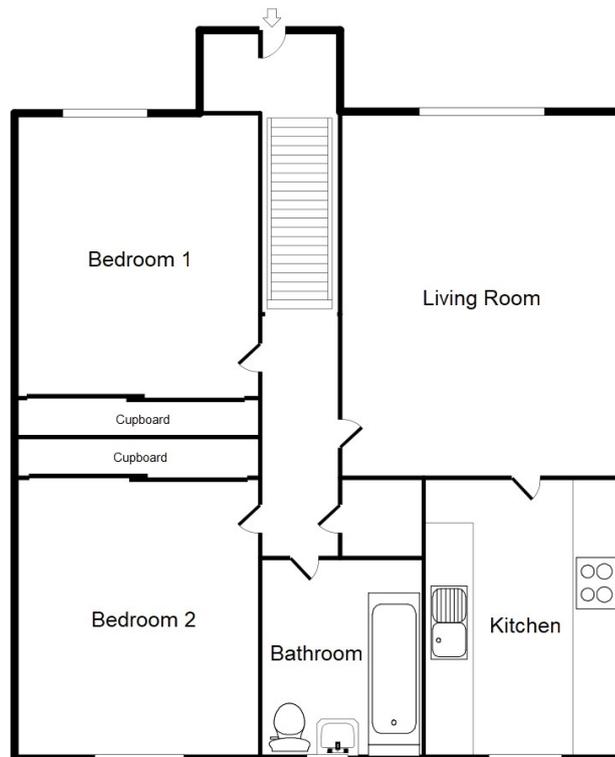
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This two bedroom purpose-built first floor flat is situated in an established residential area of Lhanbryde, just a few miles from Elgin and local amenities. The accommodation comprises: Private entrance and stairs to the first floor, hallway, living room, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating and double glazing. To the front of the property is a gravel driveway and a single semi-detached garage. To the rear are enclosed private garden grounds. This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**



Please note this floorplan is not to scale and is for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.