

16 Kirkland Hill

LHANBRYDE, ELGIN, MORAY, IV30 8QH



*SPACIOUS SELF-CONTAINED UPPER APARTMENT IN
IMMACULATE CONDITION WITHIN A BLOCK OF 4*



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McEwan Fraser Legal is delighted to bring to the market this spacious upper self-contained apartment in a block of four located at the start of a quiet cul-de-sac in the peaceful village of Lhanbryde. The present owner during her tenure has continually upgraded when and where necessary with new UPVC windows throughout being the latest upgrade, further benefitting from gas central heating and decorated in fresh colours throughout. The primary school and the modern Co-op convenience store are a few minutes away. The property would make a superb first-time purchase and suit a professional couple or a fantastic buy-to-let.

The property offers bright and spacious accommodation on a single upper level. Entering via the front door to a carpeted staircase leading to all accommodation. The lounge at the front of the property allows for a wide range of furniture styles and has space for a dining table and chairs. The kitchen also at the rear of the property has multiple base and wall-mounted units with contrasting worktops and a tiled floor with ample space for various stand-alone kitchen appliances. There is also a further storage cupboard between the kitchen and bathroom. The double bedroom with fitted double mirrored wardrobes is at the rear of the property and overlooks the landscape garden. The modern three-piece shower room completes the accommodation.

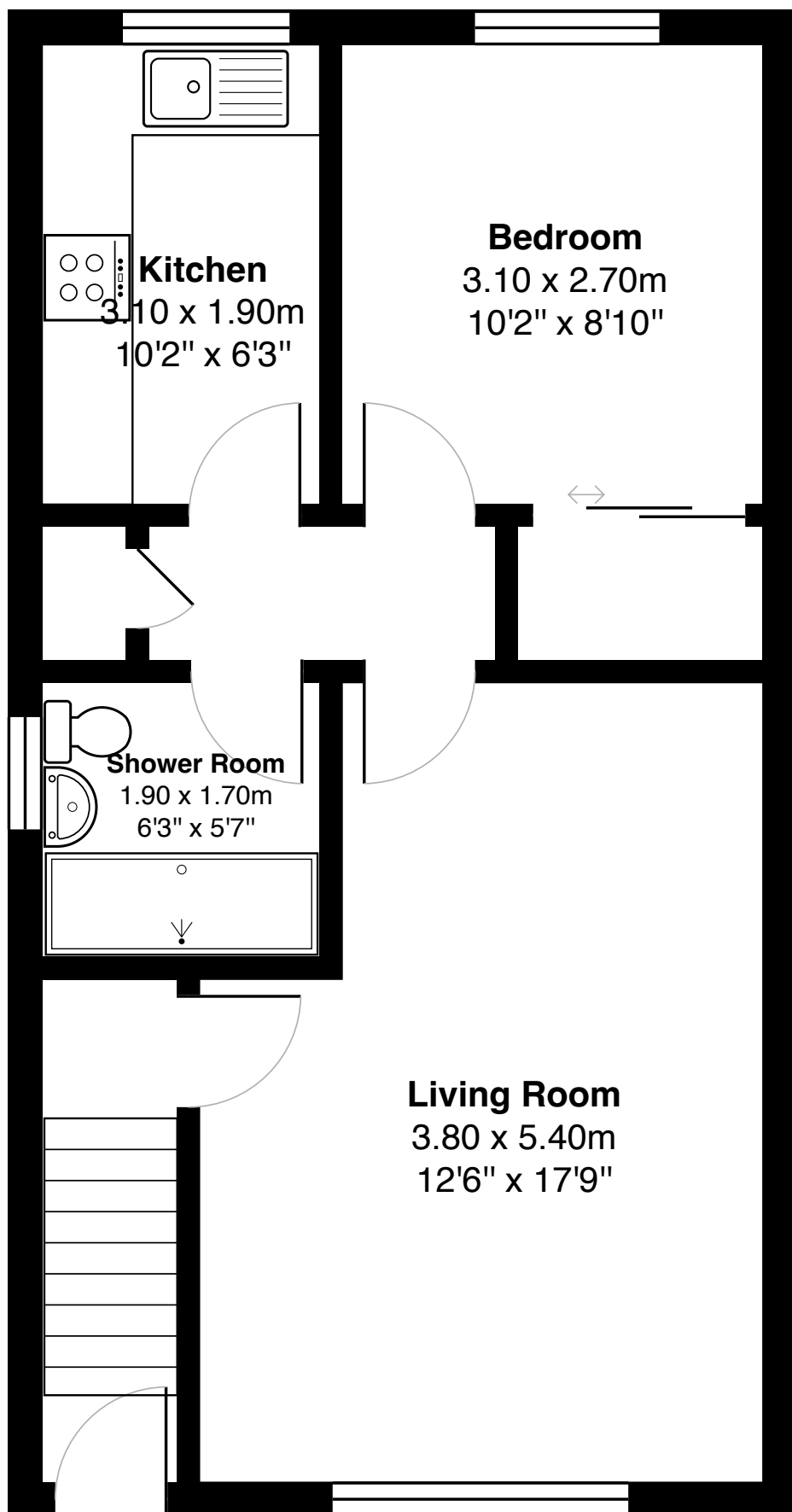




The Bedroom







Gross internal floor area (m²): 47m²

EPC Rating: C



The extensive drive is shared with the lower apartment and provides off-street parking immediately in front of the garage for multiple vehicles. A gated fully enclosed rear garden has been landscaped over several levels, with the boundaries consisting of either a high perimeter wall or fence. Laid to a variety of lawns with borders containing a wealth of mature shrubs plants and seasonal flowers which are awash with colour throughout the year. The rear garden provides a safe and secure environment for children and pets alike, with a summer house and large decked area ensuring that you make the best of the day enjoying the sun, perfect for entertaining and some al-fresco dining. Access to the garage is also provided from the decked area via a side door.

The Property



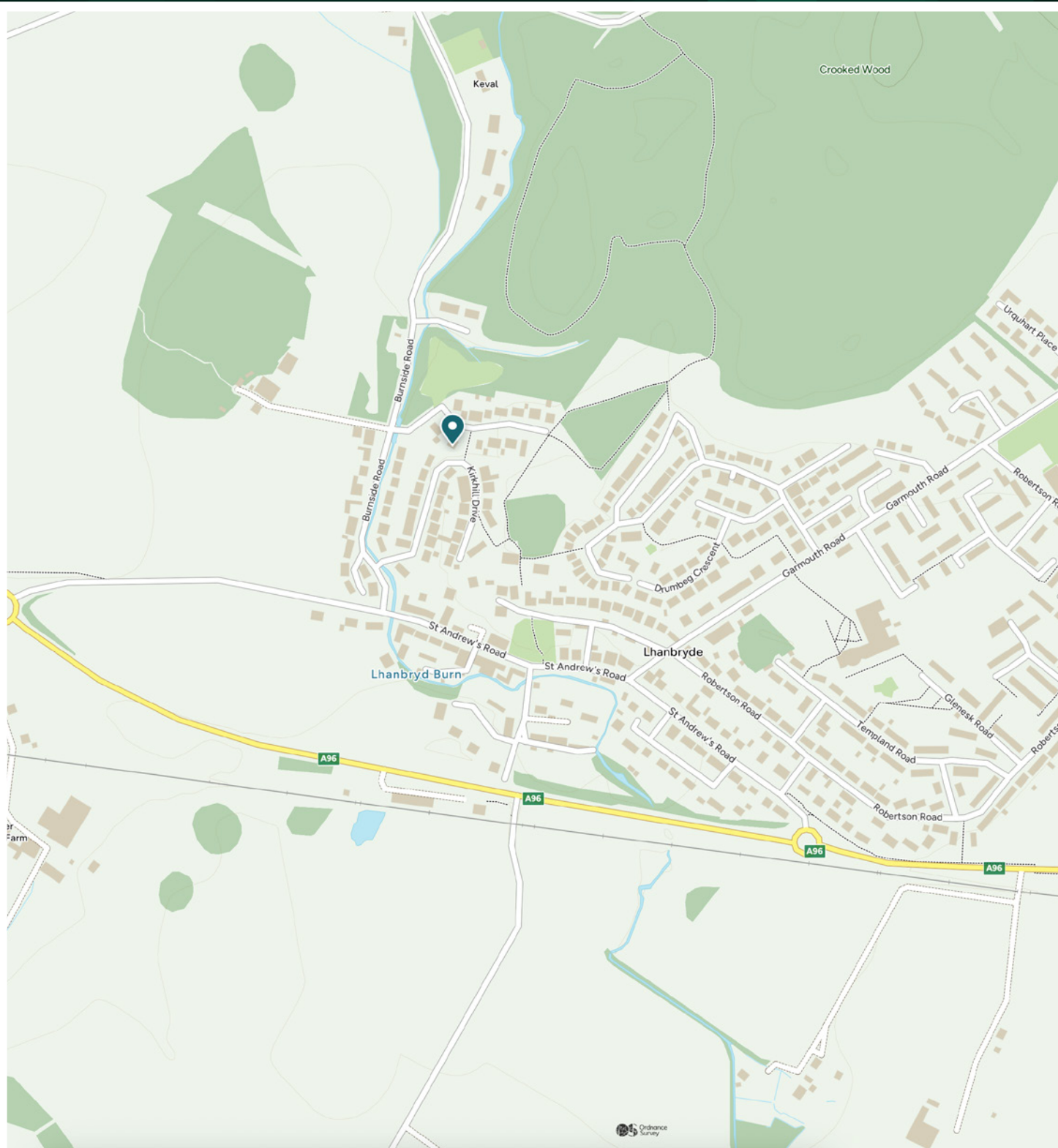


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