

16 Kirkland Hill

LHANBRYDE, ELGIN, MORAY, IV30 8QH



Spacious self-contained upper apartment in a block of four in immaculate walk-in condition



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

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 LOUNGE



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.

THE KITCHEN



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

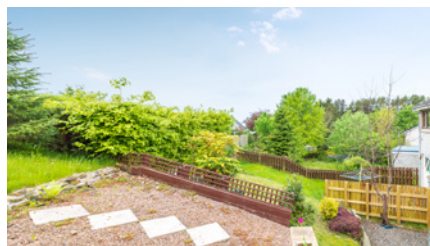


THE SHOWER ROOM

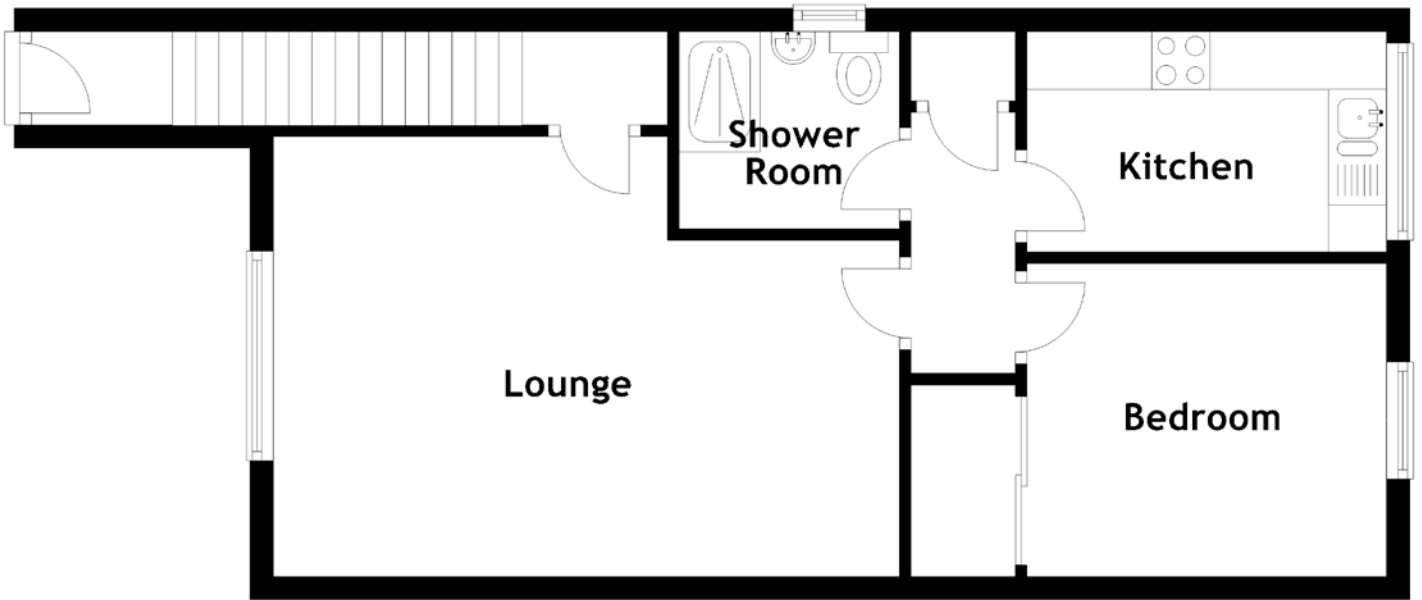


The extensive drive is shared with the lower apartment and provides off-street parking immediately in front of the garage for multiple vehicles. A gated fully enclosed rear garden has been landscaped over several levels, with the boundaries consisting of either a high perimeter wall or fence. Laid to 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.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

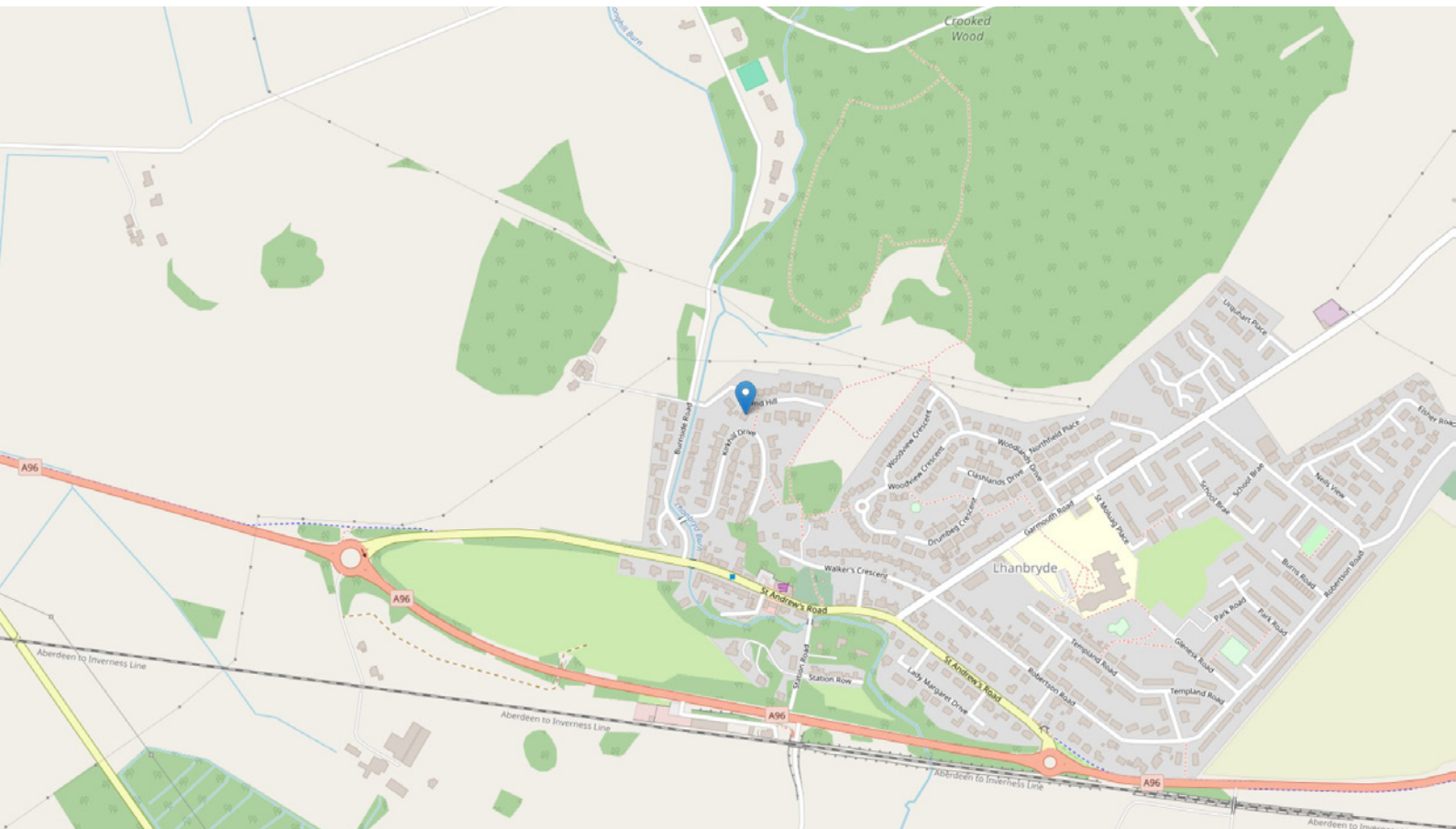


Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.80m (12'5")
Kitchen	3.10m (10'2") x 1.90m (6'3")
Bedroom	3.10m (10'2") x 2.70m (8'10")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 47m²
EPC Rating: C

Extras: Included in the sale are all floor coverings, blinds, curtains, and light fittings.



THE LOCATION

16 Kirkland Hill is located in a peaceful cul-de-sac location in the village of Lhanbryde set back from the A96 bypass which lies only four miles east of Elgin. The village is well known for being a welcoming and friendly community. The curving main street of St. Andrews Road passes between picturesque cottages and houses and has a good range of local amenities specialist shops, and a highly regarded primary school. A comprehensive east coast bus network operates through the village.





The city of Elgin which is a short drive away is a cathedral city situated on the A96 providing all the facilities one would expect with modern-day living. Excellent educational establishments are available locally including schools and higher education along with the world-famous Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools and local golf courses, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores can be found in and around the city.

The main East Coast Bus and Rail network operates through Elgin providing a link to the cities of Inverness in the west and Aberdeen in the east. Both cities have airports providing national and international flights



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01542 280 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
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Available**



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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