




McEwan Fraser Legal
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7 St. Andrews Road
LHANBRYDE, ELGIN, MORAY, IV30 8NZ

LHANBRYDE ELGIN MORAY

Lhanbryde lies four miles east of Elgin. The village is well known for its welcoming community, the curving main street of St. Andrews Road passes between picturesque cottages and has a good range of local amenities.

The nearby city of Elgin, which is a cathedral city is situated on the A96. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living. Excellent educational establishments are available locally including school and higher education along with the iconic Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores, together can be found in and around the city.

Lhanbryde has easy access to the A96 giving direct routing to Aberdeen, approximately sixty-five miles to the east and approximately forty miles from Inverness to the west.





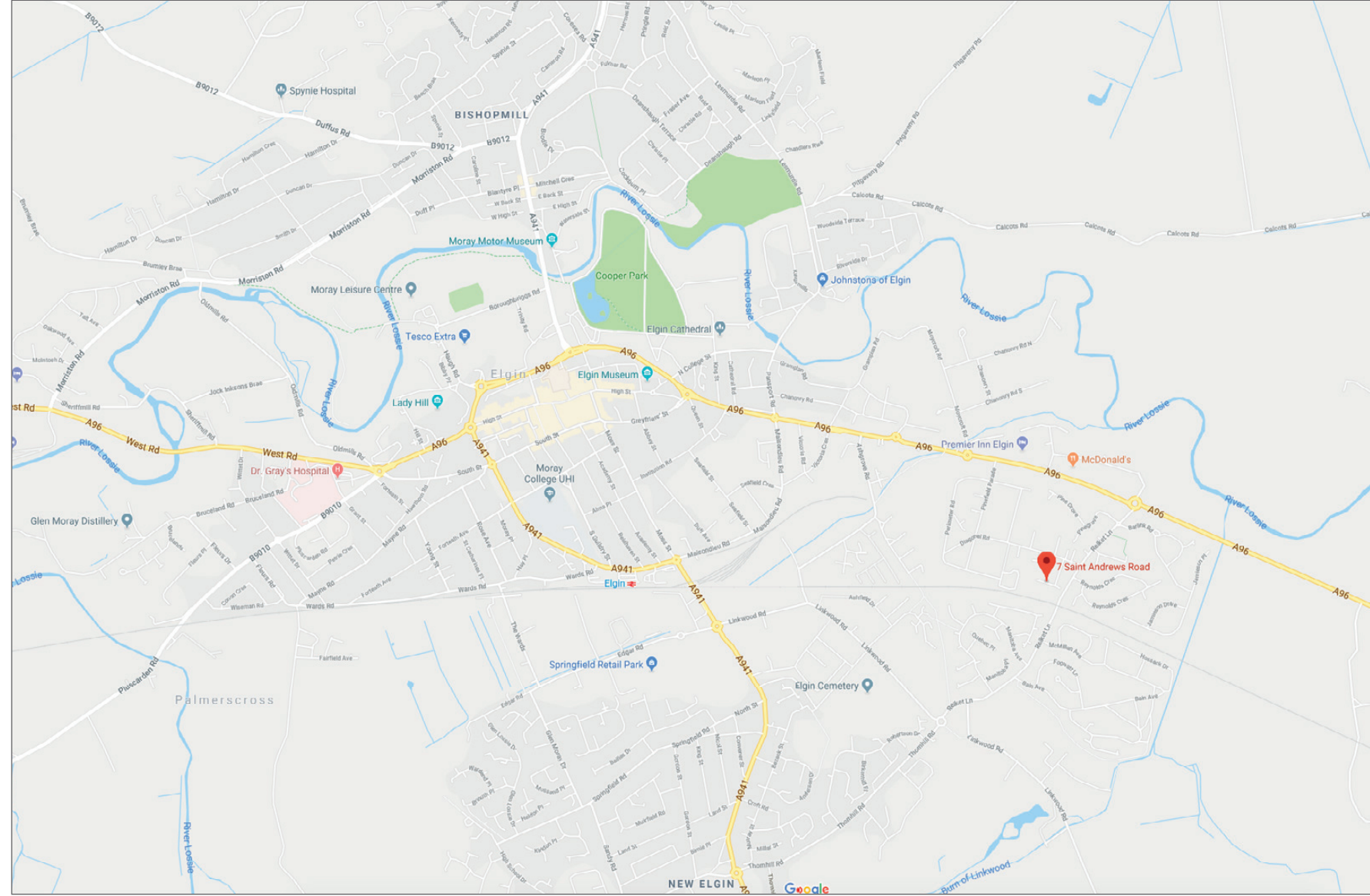
7 ST. ANDREWS ROAD

An excellent opportunity to purchase a traditional cottage that requires a complete internal refit, much of the constructional work has been completed. It offers the new owner the opportunity to design and complete a project which will allow you to add your own design features and flare to create a wonderful home.

The property benefits from a large private rear garden that has the potential to develop further with the relevant planning and building warrants.

Extras : The purchase includes new dormer windows and new slate tiles to complete the roof. Mains drainage, electricity and water.








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**Part
 Exchange
 Available**

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