



39 Templand Road, Lhanbryde, IV30 8PP
Offers Over £125,000



abs⁺
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Discover an affordable opportunity in Lhanbryde with this well-priced terraced house on Templand Road. Featuring three bedrooms and a practical layout, it's ideal for first-time buyers and families.

This terraced house, while in need of some modernisation, has tremendous potential. With three bedrooms, it offers ample space for a small family or individuals looking to share. The dining kitchen is designed for everyday use, while the lounge provides a comfortable area to relax.

Convenience is key, with the property located near a primary school, making it suitable for families with young children. The inclusion of a shower room and guest WC adds to the home's functionality. Solid fuel heating ensures warmth throughout the year.

The house was built in 1965, covering an area of 95m². Its location in Lhanbryde offers access to local amenities, bus routes and services. This affordable home won't stay on the market for long, so act quickly to make it yours.

Porch

7'11" x 6'3" (2.43m x 1.93m)

Hallway

Lounge

11'9" x 13'3" (3.60m x 4.06m)

Dining Kitchen

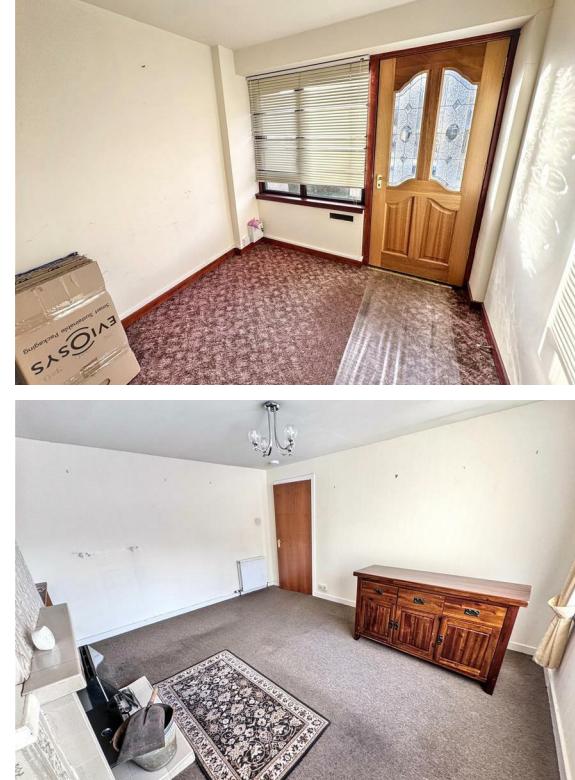
11'10" x 12'2" (3.62m x 3.71m)

Utility Room

5'6" x 8'0" (1.68m x 2.45m)

WC

4'7" x 3'8" (1.42m x 1.12m)





Upper Floor

Bedroom 3

8'7" x 9'8" at widest points (2.63m x 2.95m at widest points)

Bedroom 2

12'0" x 11'1" (3.66m x 3.39m)

Bedroom 1

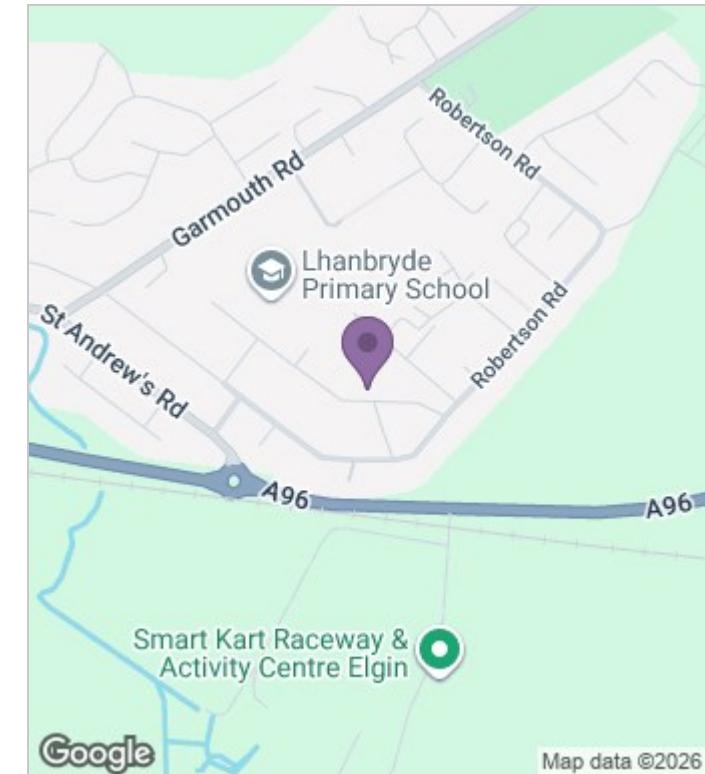
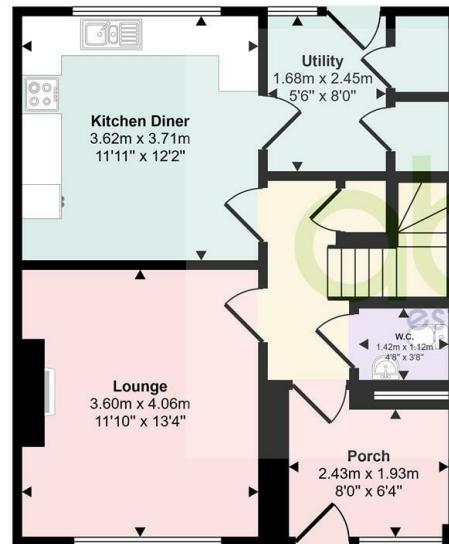
12'1" x 10'7" (3.69m x 3.24m)

Shower Room

5'8" x 6'0" (1.74m x 1.83m)



Approx Gross Internal Area
91 sq m / 977 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	