



26 Glenesk Road, Elgin, IV30 8PW
Offers Over £85,000



Discover this appealing maisonette on Glenesk Road, Lhanbryde. Featuring two double bedrooms, a lounge/diner, and garden space, it's ideally situated for first-time buyers or those interested in the buy-to-let market.

Located in the village of Lhanbryde, this maisonette on Glenesk Road offers a convenient and comfortable living experience. The property features a lounge/diner, providing ample space for relaxation and dining. With two double bedrooms, it's suitable for various living arrangements. The property also includes a garden area, perfect for outdoor activities or gardening enthusiasts.

The maisonette is equipped with gas central heating, ensuring warmth throughout the colder months. Its proximity to the local primary school and a nearby play park makes it an attractive choice for families or those planning to start one. The layout is practical, offering a functional kitchen space alongside the main living areas.

Lhanbryde's location provides easy access to Elgin and surrounding areas, making it ideal for commuters or those looking to explore the Moray region. The village itself offers day-to-day amenities and community activities. This property is particularly suited for first-time buyers or investors in the buy-to-let market.

Entrance Hall

Hardwood front door leads to the entrance hall. Staircase to upper floor with window at half landing. Pendant light, laminate flooring, smoke detector and radiator.

First Floor Landing

Walk-in cupboard. Doors to Lounge and Kitchen. Staircase to Second Floor Landing. Fitted carpet, smoke detector and light fitting.





Lounge/Dining Room

18'5" x 10'2" (5.63m x 3.11)

Well-proportioned Lounge/Diner with two windows to the front allowing plenty of natural light. Ample space for lounge and dining furniture. Laminate flooring, radiator and two light fittings.

Kitchen

8'9" x 10'8" (2.67m x 3.26m)

Fitted with a range of base and wall mounted units with a good expanse of work surfaces. Stainless steel sink and drainer beneath window to the front with roller blind. Integrated oven and hob. Spaces for washing machine, tumble dryer and fridge freezer. Laminate flooring, radiator, heat detector and light fitting.

Second Floor Landing

Window to the side with voile. Hatch to loft space. Smoke detector, fitted carpet and light fitting. Built-in cupboard.

Bedroom 1

11'10" x 9'5" (3.62m x 2.88m)

Double bedroom with window to the front. Two built-in cupboards. Fitted carpet, pendant light and radiator.

Bedroom 2

11'9" x 9'2" (3.59m x 2.81m)

Double bedroom with window to the rear. Built-in wardrobe. Fitted carpet, pendant light and radiator.

Bathroom

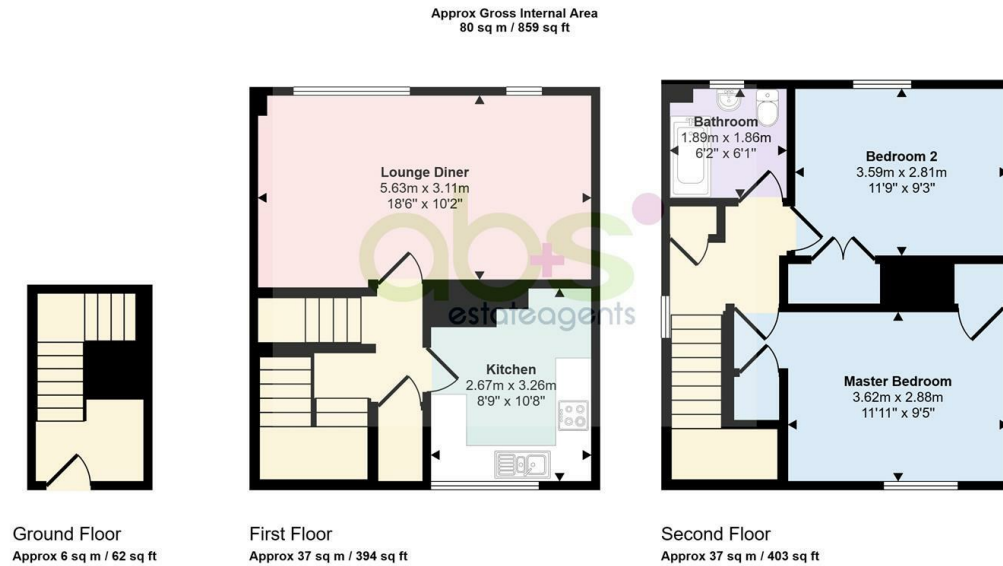
6'2" x 6'1" (1.89m x 1.86m)

Three piece suite comprising bath with shower fitted over, WC and wash hand basin. Opaque window to the front. Ceiling light, chrome towel rail radiator and vinyl flooring.

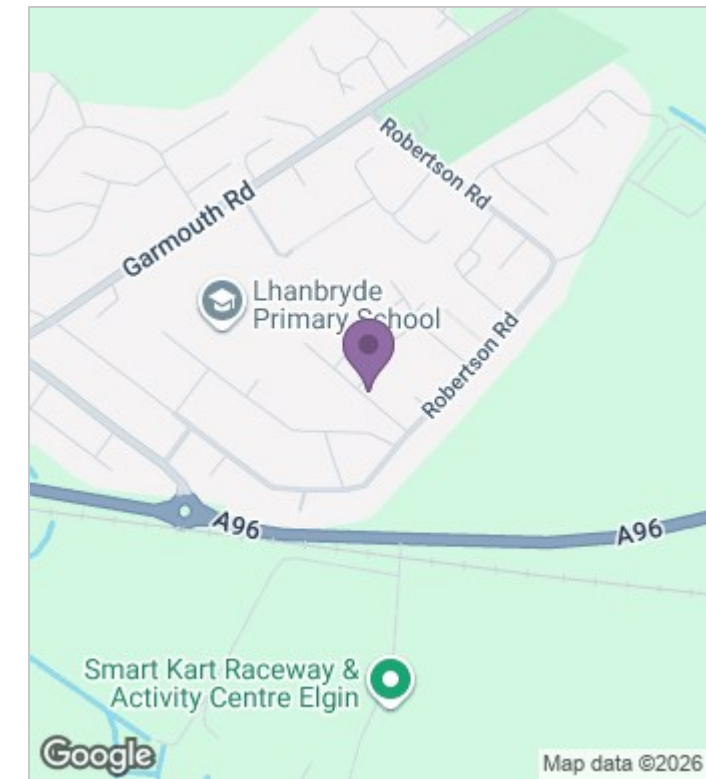
Garden


Garden to the front which is paved for ease of maintenance. Stone built semi-detached shed.





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.



| 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  | |

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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