

16 Northfield Place,

Lhanbryde,

IV30 8JX



Offers Over £65,000

Located within the village of Lhanbryde is this 1 Bedroom 1st Floor Flat which benefits from its Own Rear Garden and Off-Street Parking to the front.

The current owner has recently upgraded the gas boiler to a Worcester combination boiler and had uPVC fascias, soffits, front entrance door and windows installed (excluding the

Features

1 Bedroom 1st Floor Flat

Private Front Entrance Door

Own Rear Garden

Off-Street Parking

Recently fitted uPVC Front Door Fascias, Soffits and Guttering

GCH with a modern Worcester Gas Boiler

Located within the village of Lhanbryde is this 1 Bedroom 1st Floor Flat which benefits from its Own Rear Garden and Off-Street Parking to the front.

The current owner has recently upgraded the gas boiler to a Worcester combination boiler and had uPVC fascias, soffits, front entrance door and windows installed (excluding the bathroom window).

Accommodation comprises a Private Front Entrance Door, Lounge, Inner Hallway, Kitchen, a Double Bedroom with Built-in Wardrobe and a Bathroom.

Entrance is via a private front entrance door which has been recently fitted, this leads into an entrance area with carpeted staircase which leads up to a small landing area. A glazed door leads into the Lounge.

Lounge – 11'2" (3.40) narrowing to 8'7" (2.61) x 15'4" (4.67)

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted desk and cupboard unit with lighting

Fitted carpet

A newly fitted oak veneered door with glazed window leads to the Inner Hallway.

Inner Hallway

Pendant light fitting

Loft access hatch

Built-in cupboard houses the modern Worcester Gas Boiler

Vinyl flooring

Kitchen – 8'11" (2.72) x 5'3" (1.59)

Pendant light fitting

Double glazed window to the rear

Fitted cupboards and base units

Single sink with drainer unit and mixer tap

Space to accommodate a washing machine, fridge and gas/electric cooker

Vinyl flooring

Bedroom – 10'8" (3.25) plus wardrobe space x 8'11" (2.72) reducing to 5'3" (1.59)

Pendant light fitting

Double glazed window to the rear

Single radiator and a wall mounted electric panel heater

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bathroom – 5'11" (1.80) x 5'7" (1.70) max

Pendant light fitting

Double glazed wood framed window to the side

Fitted bath, pedestal wash basin and W.C

Wall mounted electric bar heater

Carpeted flooring

Rear Garden

Benefiting from its own rear garden which is laid to lawn

Parking

The property benefits from Off-Street parking directly to the front for 1 vehicle.

Note 1

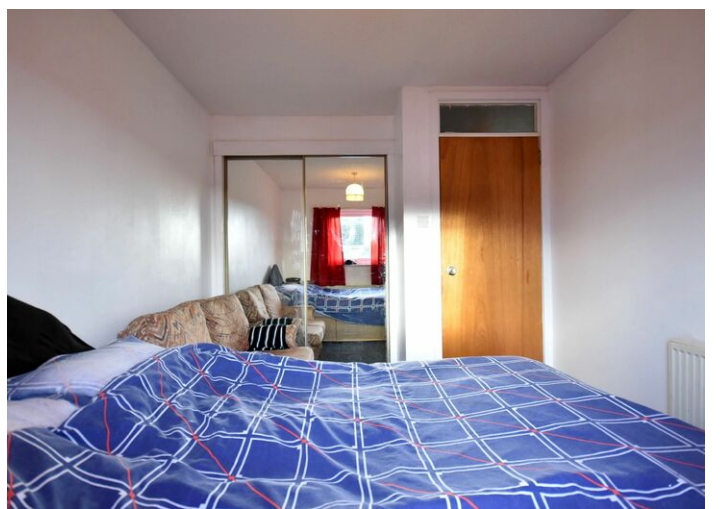
All light fittings, curtains & floor coverings are to remain. Other furniture items could be left on request.

Energy Performance Rate

Council Tax Band

Currently Band A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	74	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.