



Robertson Road, Lhanbryde, IV30 8PQ

Offers Over £120,000

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Hamish
PROPERTY PROFESSIONALS



- Spacious Main Lounge
- Bright Kitchen with Traditional Units
- Three Good Size Bedrooms
- Generous Bathroom with Shower Over Bath
- Useful Utility Room
- Neutral Décor and Clean Finish Throughout
- Gas Central Heating via Combi Boiler
- Full uPVC Double Glazing
- Opportunity to Update and Add Value
- Ideal for First-Time Buyers or Investors

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This three bedroom mid-terraced property in Lhanbryde offers a blank canvas for those seeking a home they can personalise and enjoy. It's a superb opportunity to create something special in a quiet village setting close to Elgin.

A wooden gate opens into the front garden, where a neat lawned section sits beside the paved path leading to the entrance. The home's uPVC windows and doors offer modern efficiency, while surrounding boundary walls add a degree of privacy.

Inside, the hallway provides access to the ground floor rooms and staircase to the upper level. The large lounge spans much of the downstairs, with a front-facing window bringing in plenty of natural light. Wooden flooring, white-painted walls and a large radiator create a neutral and inviting space, easily tailored to your own furnishings. There's ample room here for sofas and entertainment units, as well as space for a dining table if desired.

The kitchen is fitted with traditional wooden cabinets and a stainless steel sink, set against white walls and tiled splashbacks with a green accent strip. There is room for a freestanding cooker, fridge-freezer and other appliances, making it easy to configure the layout to suit your needs. The simple finishes and neutral tones provide the perfect base for you to create your dream room.

To the rear, a dedicated utility room also adds everyday convenience, with worktop space, a tall storage cupboard and a radiator. A door leads directly out to the rear garden, making it easy to manage household tasks while keeping the main kitchen and lounge clear.

Upstairs, the landing connects to three bedrooms and the bathroom. The largest bedroom is a bright double with built-in storage, plain white walls and a radiator to the side. Like the others, it currently has no flooring, allowing the next owner to choose their preferred finish.

The second bedroom is also a double, with a built-in cupboard, white walls and large window. The third room, though slightly smaller, can still accommodate a double bed or serve as a generous home office or dressing room. All three rooms benefit from clean décor and simple layouts.

The bathroom features a full-size bath with electric shower above, a basin and toilet. Tiled flooring and plain neutral walls keep the space clean and adaptable, while a frosted window ensures privacy and ventilation.

At the rear, the garden is mostly laid to lawn and gently slopes away from the house. A small timber shed provides handy storage, while perimeter walls define the boundary. This is a peaceful, enclosed space with potential to develop further with landscaping or seating areas.

The home is warmed by a gas-fired combi boiler, which supplies both heating and hot water via radiators throughout. The bathroom also includes an additional electric fan heater for added comfort.

Whether you're looking to make your first move, invest in a project or settle in a well-connected village near Elgin, this is a property packed with opportunity. Early viewing is strongly recommended so contact Hamish Homes today to arrange your private appointment.

About Lhanbryde

Lhanbryde is a welcoming village just a few miles east of Elgin. The village supports everyday life with a range of local shops and businesses plus a community centre which is a bustling hub hosting local clubs and events. Education is well catered for with Lhanbryde Primary School handily placed for younger children. Older ones can attend Milne's High School in Fochabers or Elgin's selection of secondary schools.

Transport links are excellent. The village sits just north of the A96 with regular bus services to Elgin, Buckie and beyond, while Elgin railway station is a short drive away.

With its relaxed atmosphere, strong community spirit and easy links to Elgin and the wider region, Lhanbryde is a fantastic option for families, commuters and anyone seeking a well-connected Highland village lifestyle.



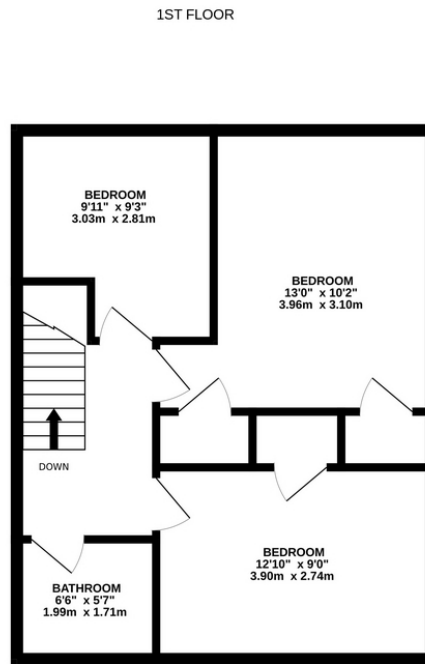
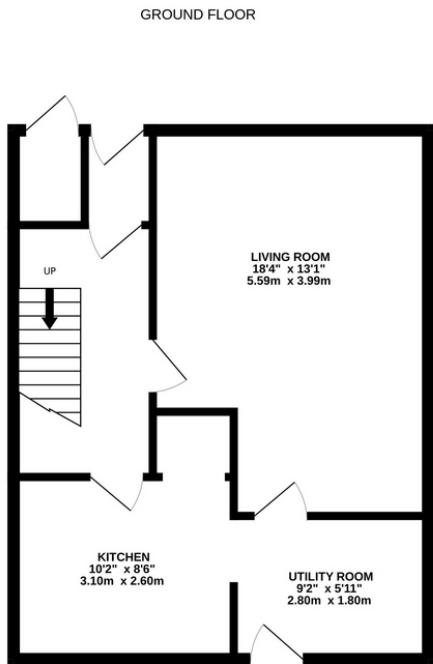


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		71			81
England, Scotland & Wales		EU Directive 2002/91/EC			
			Very environmentally friendly - lower CO ₂ emissions		
			(92+) A		
			(81-91) B		
			(69-80) C		
			(55-68) D		
			(39-54) E		
			(21-38) F		
			(1-20) G		
					75
					82
			Not environmentally friendly - higher CO ₂ emissions		
					EU Directive 2002/91/EC
			England, Scotland & Wales		



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