



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Walkers Crescent, Lhanbryde, IV30 8PB
Offers over £200,000

Detached south facing house situated in a quiet residential area of Lhanbryde and ideally placed for a short commute to the nearby towns of Elgin and Lossiemouth. The accommodation comprises entrance porch, hallway, lounge, dining kitchen, utility room, guest wc, ground floor bedroom and on the first floor, two further double bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating, garden and off street parking.

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ENTRANCE PORCH



uPVC entrance door; glazed on two sides; wood effect flooring; ceiling light fitting.

HALLWAY



Spacious under stair cupboard; wood effect flooring; ceiling light fitting.

BEDROOM 1

14'2" x 12'2" (4.33 x 3.72)



Window to front; wood effect flooring; ceiling light fitting.

LOUNGE

14'4" x 14'0" (4.39 x 4.29)



Window to front; wood effect flooring; ceiling light fitting.

DINING KITCHEN

14'10" x 8'3" (4.53 x 2.52)



Double aspect to side and rear; fitted kitchen in white gloss finish; integrated dishwasher and fridge freezer; built-in electric oven; microwave; induction hob and hood; wood effect flooring; inset ceiling spotlights;

UTILITY ROOM

5'10" x 4'8" (1.80 x 1.44)



Internal room; plumbing and space for washing machine and tumble dryer; wall mounted gas central heating boiler; wood effect vinyl; ceiling light fitting.

GUEST WC

5'7" x 3'3" (1.72 x 1.01)



Window to rear; vanity mounted sink and wc; wood effect vinyl; wall mounted towel radiator; ceiling light fitting.

STAIRCASE AND LANDING

Range of built-in storage cupboards; fitted carpet; ceiling light fitting.

BEDROOM 3

14'0" x 11'1" (4.28 x 3.39)



Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2

14'4" x 10'10" (4.38 x 3.32)



Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

9'11" x 5'7" (3.04 x 1.71)



Window to rear; vanity mounted sink ; wc; bath and shower enclosure with mains shower; wall mounted towel radiator; wood effect vinyl; inset ceiling spotlights.

OUTSIDE



The fully enclosed south facing front garden is laid to lawn and bordered with mature shrubs and trees giving a good degree of privacy. A driveway shared with the neighbouring property leads to the rear garden area which is currently used as a parking area; Patio area lies directly behind the property; car port; two garden sheds and a greenhouse.

NOTES

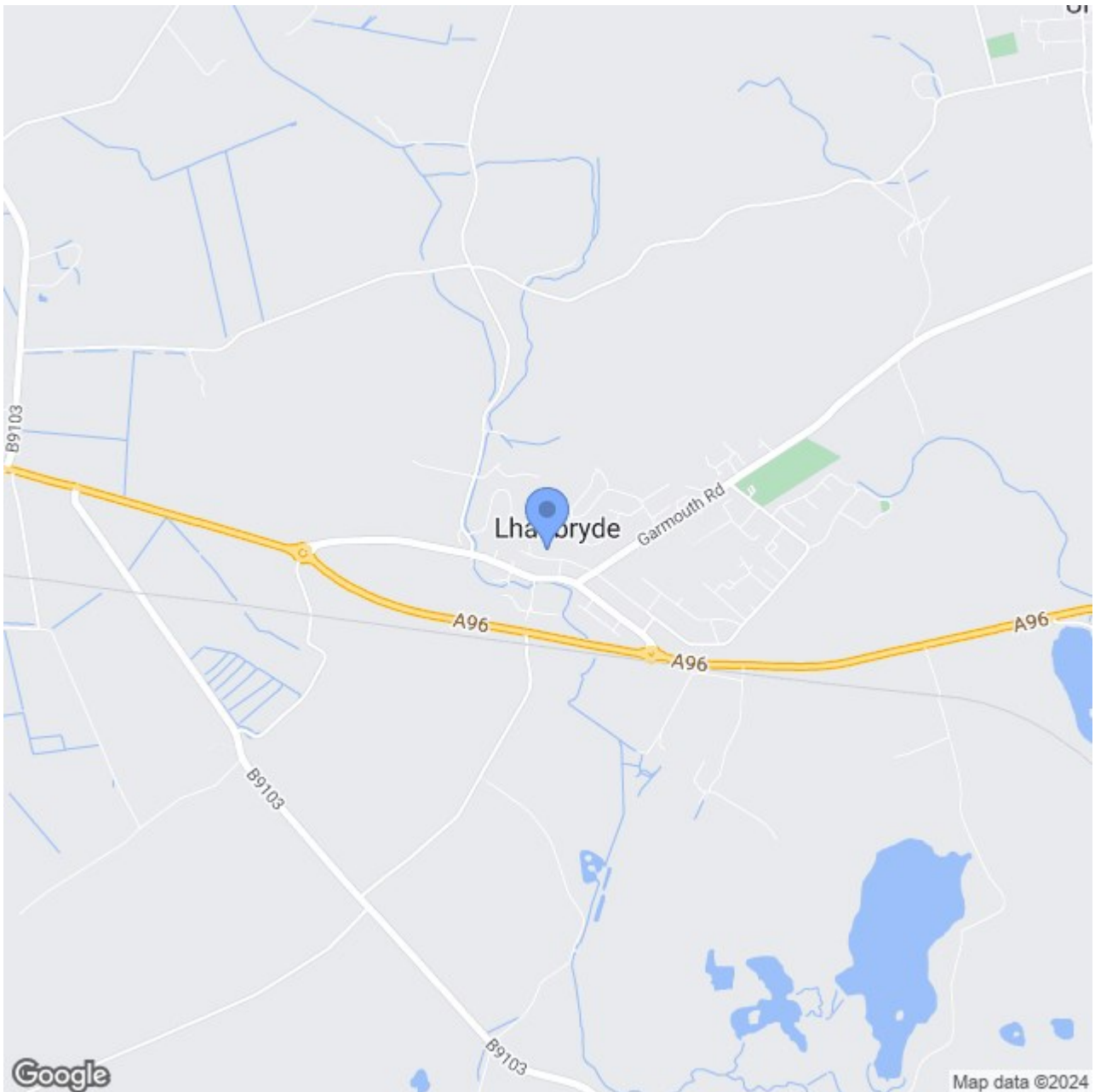
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom and guest wc fittings; the built-in electric oven, microwave, induction hob and hood in the kitchen and the two garden sheds and greenhouse in the garden.

Council Tax Band: D

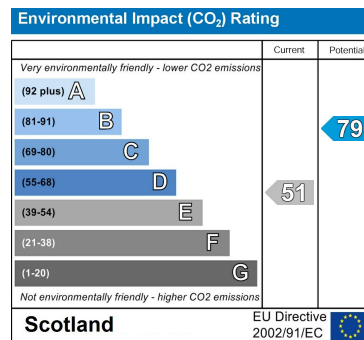
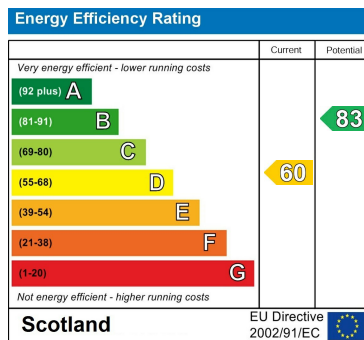


VIEWING CONTACT SELLING AGENT

Area Map



Energy Efficiency Graph



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