



18 Woodview Crescent, Lhanbryde, IV30 8JL
Offers over £250,000

Modern four bedroom detached family home situated in a popular residential area of Lhanbryde, within easy commuting distance to Elgin and walking distance to Lhanbryde Primary School. The accommodation comprises: entrance hallway, lounge, dining kitchen, utility, guest WC, four bedrooms (one en-suite) and family bathroom. The property, which is move-in ready, further benefits from double glazing, gas central heating, integral garage & driveway, front garden and spacious rear garden.

ENTRANCE HALLWAY



Wooden and glazed door to front; ceiling light fitting; wood effect vinyl flooring; door to lounge; door to guest WC; staircase to first floor.

GUEST WC

6'8" x 2'11" (2.05m x 0.89m)



Window to front; ceiling light fitting; vinyl flooring; WC; pedestal sink.

LOUNGE

22'11" x 13'3" (7.00m x 4.06m)



Windows to front and rear; two ceiling light fittings; fitted carpet; door to dining kitchen.

DINING KITCHEN

15'8" x 13'4" (4.78m x 4.07m)



French doors to rear garden with windows either side; window to rear; modern fitted kitchen in light wood effect; Island with storage; built-in oven & grill; four-ring gas hob; hood; integrated fridge freezer; integrated dishwasher; space for dining table and chairs; spacious walk-in under-stair storage cupboard with shelving; door to utility & garage; inset ceiling spotlights; ceiling light fitting; tile flooring.

UTILITY

8'6" x 4'4" (2.60m x 1.33m)



Internal room with door and window to garage; worktop and base unit to match the kitchen; stainless steel sink; housing the Vaillant combi boiler (installed Feb 2023 with guarantee in place until 2033) ; fixed shelving; ceiling light fitting; tile flooring.

STAIRCASE & LANDING



Hatch to loft space; ceiling light fitting; fitted carpet.

BEDROOM 1

13'3" x 9'11" (4.05m x 3.03m)



Window to front; ceiling light fitting; fitted carpet; two sets of double built-in wardrobes; door to en-suite shower room.

EN-SUITE SHOWER ROOM

7'0" x 6'9" (2.14m x 2.06m)



Window to front; inset ceiling spotlights; vanity mounted sink and WC; built-in shower cubicle with mains fed shower; built-in storage cupboard housing hot water tank; wall mounted towel radiator; extractor fan.

BEDROOM 2

16'2" x 8'7" (4.94m x 2.64m)



Window to front; ceiling light fitting; fitted carpet; triple built-in wardrobes.

BEDROOM 3

10'7" x 10'0" (3.24m x 3.07m)



Window to rear; ceiling light fitting; fitted carpet; triple built-in wardrobes.

BEDROOM 4

10'7" x 8'0" (3.23m x 2.45m)



Window to rear; ceiling light fitting; fitted carpet.

BATHROOM

6'7" x 6'3" (2.02m x 1.91m)



Window to rear; inset ceiling spotlights; vanity mounted sink and WC; bath with mains fed shower over; tile flooring; extractor fan.

INTEGRAL GARAGE

14'3" x 8'6" (4.36m x 2.61m)

Up and over door; ceiling light fitting; housing the electric consumer units.

OUTSIDE



There is a loc-bloc driveway to the front providing off-street parking for two cars and leading to the garage. The front garden is laid to lawn with mature shrubs and trees; wooden gate to the side leads to the rear. The fully enclosed rear garden is laid mainly to lawn with a paved patio area and wooded backdrop; mature plants and shrubs; rotary clothes dryer.

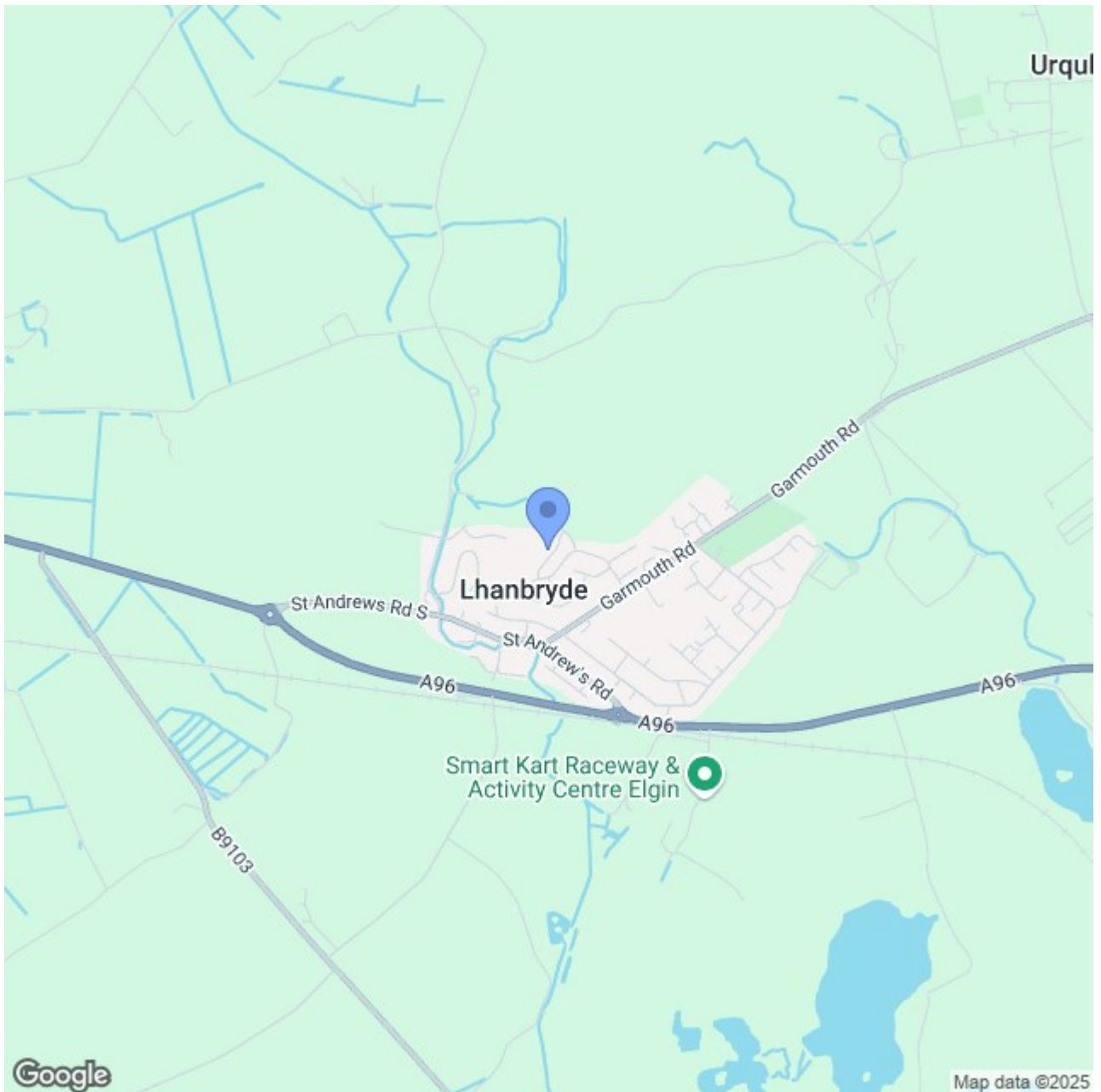


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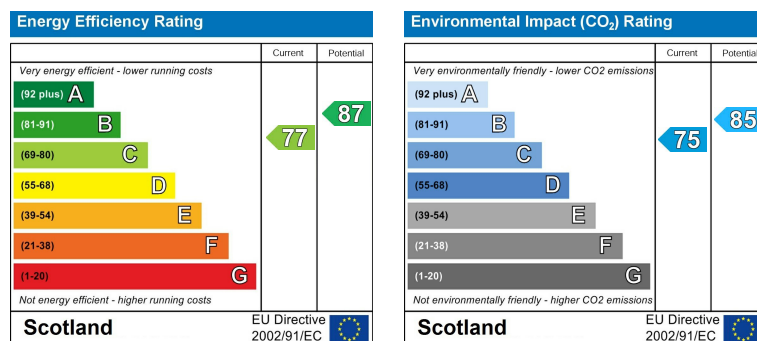
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom, en-suite and guest WC fittings, the oven, hob, hood and integrated fridge freezer in the kitchen and the rotary clothes dryer in the garden.

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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