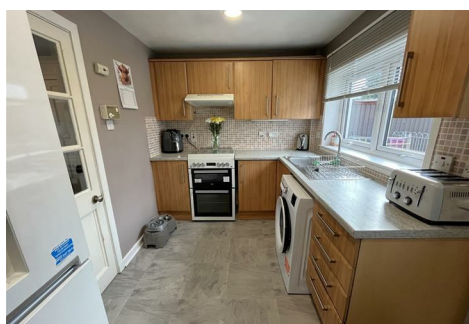




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**20 Templand Road, Lhanbryde, IV30 8PP**  
**Offers over £148,000**

Modern two bedroom semi-detached bungalow situated in a popular, quiet residential area in Lhanbryde. The accommodation comprises: entrance vestibule hallway, lounge/diner, kitchen, two double bedrooms and recently upgraded bathroom. The property further benefits from double glazing, gas central heating, spacious driveway providing off-street parking and generous-sized south-facing rear garden.

#### ENTRANCE VESTIBULE

UPVC & glazed entrance door, ceiling light fitting, fixed coat hooks, wood effect flooring, wooden & glazed door to hallway.

#### HALLWAY

Ceiling light fitting, hatch to loft space, wood effect flooring.

#### LOUNGE

14'8" x 12'4" (4.49m x 3.76m)

Window to front, ceiling light fitting, built-in storage cupboard with shelving, fireplace with electric stove, wall mounted TV bracket, wood effect flooring, wooden & glazed door to kitchen.

#### KITCHEN

12'4" x 7'3" (3.76m x 2.23m)

Window to rear, inset ceiling spotlights, modern fitted kitchen, slot-in gas cooker & hood, Beko free-standing fridge freezer, space & plumbing for washing machine, wall mounted Alpha gas central heating boiler, wood effect flooring, UPVC & glazed door leads to rear garden.

#### BEDROOM 1

11'6" x 11'6" (3.52m x 3.52m)

Window to front, ceiling light fitting, free standing mirrored wardrobes with hanging rails and built-in drawers, fitted carpet,

#### BEDROOM 2

10'10" x 10'0" (3.32m x 3.07m)

Window to rear, ceiling light fitting, wall mounted TV bracket, fitted carpet.

#### BATHROOM

7'3" x 4'7" (2.23m x 1.41m)

Window to rear, inset ceiling spotlights, ceiling extractor fan, WC, vanity mounted sink, bath with mains fed shower over, wall mounted LED mirror, chrome wall mounted towel radiator, wood effect flooring.

#### DETACHED METAL GARAGE

18'11" x 12'4" (5.77m x 3.76m)

Double doors to front and side.

#### OUTSIDE

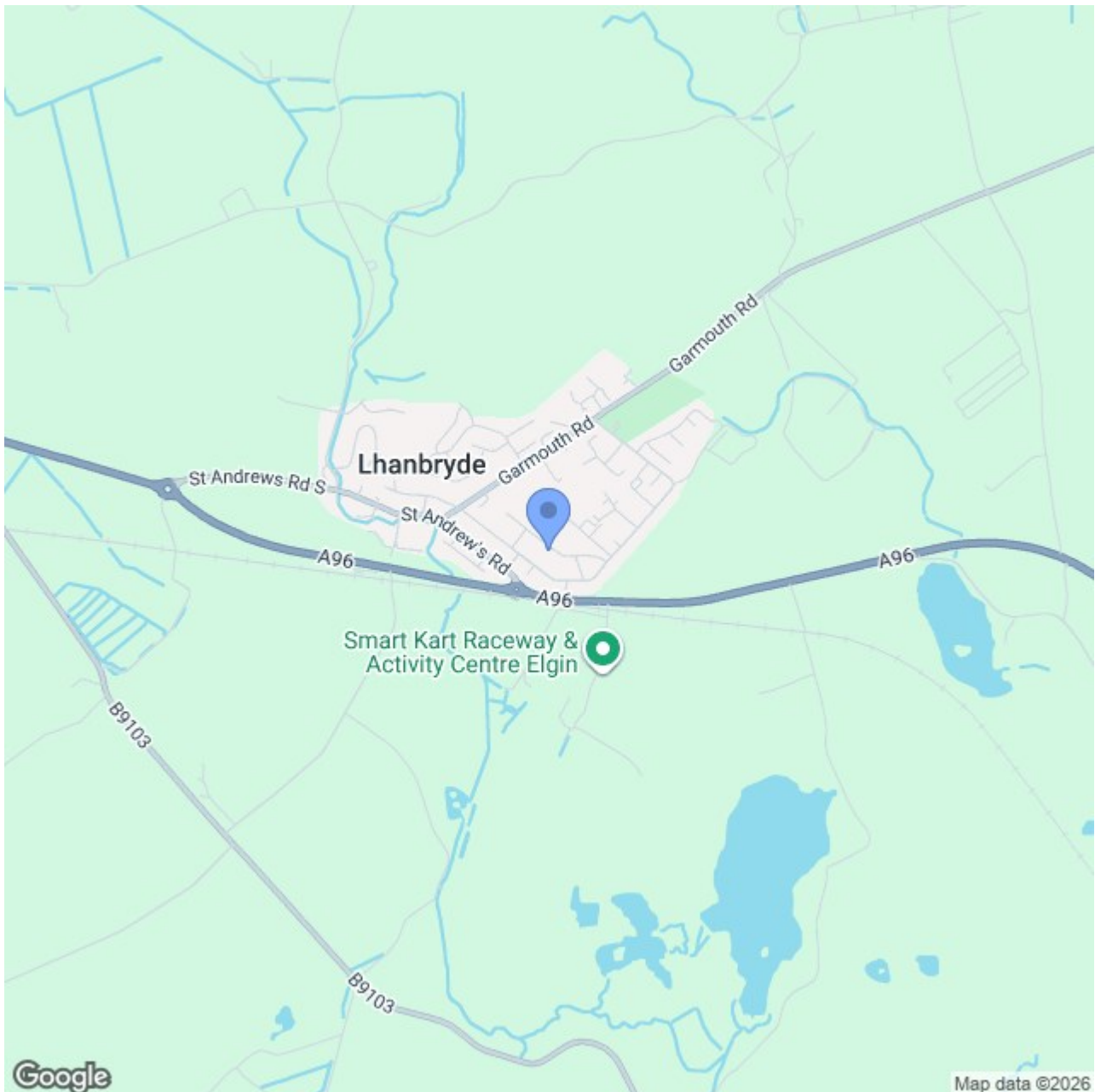
The front and side of the property is laid to gravel providing off-street parking for several vehicles. A paved pathway leads to the property entrance. The fully enclosed rear garden is South-facing and laid to lawn with a large patio area, two stone-built stores, potting shed.

#### NOTES

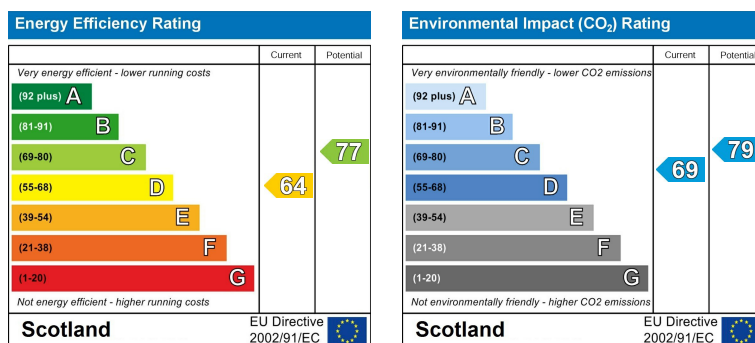
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom fittings, the slot in cooker, hood and free standing fridge freezer in the kitchen, the free standing wardrobes in bedroom 1 and the two stone-built stores & potting shed in the garden.



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>