

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

LYNWOOD NORTH DARKLANDS LHANBRYDE NR ELGIN IV30 8LB



DETACHED BUNGALOW

- ◆ HALL LOUNGE WITH DINING AREA KITCHEN 2 DOUBLE BEDROOMS BATHROOM
- ◆ FULL OIL FILRED CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN GARAGE OUT BUILDINGS

Offers Over £150,000

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Partners Colin Styles, David Adams | Solicitors Henrietta Macpherson, Claire Sutton



This is a very pleasant 2 bedroomed Bungalow set in a rural location only a couple of miles from Lhanbryde and approximately 4 miles from Elgin. It has the benefit of oil fired central heating and double glazing. The property is complemented by good sized easy to maintain garden grounds, a drive with off-road parking leading to a double garage with an inspection pit and also a separate area of hard standing suitable for storing a trailer or caravan. Internal viewing is recommended to appreciate the spaciousness of the property and its location.

Lhanbryde is an attractive village approximately 5 miles from the main county town of Elgin. There is a Post Office/convenience store, award winning butchers shop, hairdressers and public house. There is a well-used village hall and a primary school with secondary schooling provided in the nearby village of Fochabers. The whole area has a variety of leisure pursuit with the sandy beaches of the Moray Firth within a short driving distance. It is approximately an hours drive from the ski slopes at the Lecht and Cairngorms.

The accommodation comprises:

There is covered porch to the front of the property providing an ideal place to sit and look out on the world. The front door opens into a vestibule area which is carpeted and has a window looking to the front.



INNER HALL

Fitted carpet. Hatch to floored attic which has light and power, providing ideal storage space. Built-in cupboard housing the water tank.

LOUNGE

7.03 x 6.01

This is a large room which has been extended and incorporates a dining area. There is a large bow window along with an additional window in the dining area which look to the front. Tiled fireplace with tiled hearth, surround and mantle set in a stonework feature wall. There is also a timber lined feature wall. 3 x wall lights. Fitted carpet. Coving.



KITCHEN (at widest point)

6.45 x 4.00

Range of timber fronted floor and wall units with complementary worktops and wall tiling. Breakfast bar area. Space for cooker and fridge. Plumbing for a washing machine. 1 ½ bowl sink and drainer. Window looking to the rear garden and one to the side. Oil fired floor mounted 'Potterton' boiler. Door to rear garden.



BATHROOM

2.06 x 2.04

Dusky pink coloured suite comprising WC, wash hand basin and bath with over bath shower. Partially tiled walls. 3 x downlighters. Vinyl flooring. Window looking to the rear.

DOUBLE BEDROOM 1 (Front)

3.60 x 2.99

Window looking to the front. Fitted carpet.

DOUBLE BEDROOM 2 (Rear)

3.21 x 2.99

Fitted carpet. Window to the rear.

OUTSIDE

There is a gravel drive leading to a double length garage with electronic up & over door, light, power and an inspection pit. To the other side of the property there is paved hard standing providing additional off-road parking ideal for the storage of a trailer or caravan. In front of the bungalow is a raised flower bed with shrubs. The rear garden is a mix of raised flower and gravel beds. There are also two outbuildings, a green house and an oil tank.

SPECIAL CONDITIONS OF SALE

The property has septic tank drainage.

A Home Report is available on www.onesurvey.org/ or from the Selling Solicitors.

Carpets and curtains are included in the sale price.

COUNCIL TAX

Band C

ENERGY RATING

Band E

ENTRY

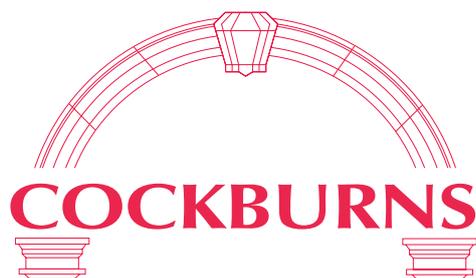
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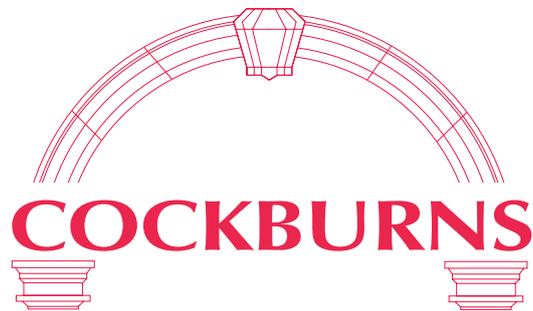
VIEWING

Strictly by appointment by telephoning the selling Solicitors on 01343 549555

PRICE

As an indication of price range offers over £150,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.

Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.