

(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

**6 ELSHER ROAD  
LHANBRYDE IV30 8QJ**



**DETACHED FAMILY BUNGALOW**

- ◆ **HALL LOUNGE DINING ROOM KITCHEN UTILITY ROOM CONSERVATORY MASTER BEDROOM WITH ENSUITE  
2 ADDITIONAL DOUBLE BEDROOMS BATHROOM WITH SHOWER**
- ◆ **FULL GAS CENTRAL HEATING DOUBLE GLAZING**
- ◆ **GARDEN GARAGE OFF ROAD PARKING FOR SEVERAL CARS**

**Offers Over £215,000**

**82 High Street, ELGIN IV30 1BL**

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



This is a very attractive detached bungalow situated in a popular residential area of Lhanbryde. The property is in excellent decorative order and provides spacious accommodation for family living. It has the benefit of gas central heating and double glazing and is complemented by a good-sized conservatory. There are 3 double bedrooms with the master bedroom having an en-suite shower room. A driveway to the garage provides off-road parking for several vehicles and the gardens grounds are laid out in grass. Internal viewing is highly recommended to appreciate the spacious nature of this family property.

Lhanbryde is a pleasant village approximately 5 miles for the main county town of Elgin. There is a post office/convenience store and an award-winning butchers shop in the main street. The well-used village hall offers a variety of classes and clubs. There is also a primary school in the village. The secondary school is provided in the nearby village of Fochabers. The Moray area offers a wide variety of leisure activities with sandy beaches within a short distance. There is also fishing, golf, mountain biking and walking. The ski slopes at The Lecht and Cairngorms are within 1 – 1 ½ hours drive.

***The accommodation comprises:***

The glazed timber front door leads into the vestibule area. There is a sunken matwell and wall coving. A 15 paned glazed door and side screen leads into the welcoming hall.

**HALL**

Fitted carpet. Built-in cupboard. Hatch to attic. Linen cupboard.

**LOUNGE**

**5.24x5.59**

This spacious room has a window looking to the front. A particular feature of this room are the steps leading down from the hall and an archway leading to the dining area. Fitted carpet. Coving.

**DINING ROOM**

**3.64x3.62**

Sliding doors lead to the conservatory. Fitted carpet.

**CONSERVATORY**

**6.25x2.21**

This is a large conservatory with a tiled floor and two sets of doors leading to the garden. Wall lights and centre ceiling fan.

**KITCHEN**

**4.25x4.12**

This large family living space incorporates a well-proportioned kitchen with breakfast bar continuing to the open plan utility room. There are a variety of floor and wall units with complementary worktops and wall tiling. Cream coloured 1 ½ bowl sink. Large window looking to the front. The electric hob, built-in 1 ½ oven, cooker hood, fridge and dish washer are included in the sale price and whilst believed to be in good working order no warranty is given. Vinyl flooring.



**UTILITY ROOM****2.59x2.31**

Window looking to the front. Plumbing for washing machine. Space for tumble drier. Continuation of the kitchen units with a variety of wall and floor units complete with matching worktops and wall tiling. Stainless steel sink and drainer. Vinyl flooring and sunken matwell. Rear door to driveway.

**BATHROOM****3.62x2.00**

White coloured 4-piece suite comprising WC, sink with pedestal, bath and separate shower cubicle. Partially tiles walls. Window looking to the side. Wall mirror and shaver light. Towel rail. Fitted carpet.

**MASTER BEDROOM 1****4.20x3.60**

This master bedroom has triple mirrored sliding wardrobe doors providing ample storage space. Window looking to the side. Fitted carpet. Door to En-suite Shower Room.

**ENSUITE SHOWER ROOM****2.30x1.73**

Light coloured 3-piece suite comprising WC, wash hand basin with pedestal and shower cubicle. Window looking to the side. Partially tiled walls. Shaving light. Wall mirror. Fitted carpet.

**DOUBLE BEDROOM 2****3.60x3.60**

Window looking to the side garden. Bespoke bedroom over-bed wardrobe and cupboards. Separate built-in triple wardrobe with sliding mirrored doors.

**DOUBLE BEDROOM 3****3.99x3.59**

Window looking to the side. Two built-in cupboards with a vanity shelving unit complete with mirror. Fitted carpet.

**OUTSIDE**

A gravel driveway with parking for several cars leads to the good-sized garage which has an up-and-over door. The front garden is laid out with gravel and a lawn area. The rear garden is also laid out in lawn with a paved drying area.

**SPECIAL CONDITIONS OF SALE**

The electric hob, built-in 1 ½ oven, cooker hood, fridge and dish washer are included in the sale price and whilst believed to be in good working order no warranty is given.

**COUNCIL TAX**

Band E

**ENERGY RATING**

Band C

**ENTRY**

By arrangement.

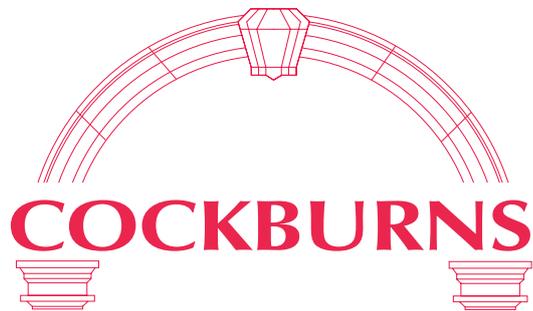
**VIEWING**

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555.

**PRICE**

As an indication of price range offers over £215,000 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.