



Burnside Road, Lhanbryde, IV30 8PA
Offers Over £190,000

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Charming, three bedroom detached bungalow in a sought after location in the village of Lhanbryde.

The village of Lhanbryde has a primary school, local shops, pharmacy and is only a few miles from Elgin where a larger amount of amenities can be found.

Accommodation comprises, Entrance hallway, Lounge, Kitchen, 3 double Bedrooms (one with en suite W.C) utility room and Shower Room.

The property further benefits from gas central heating, double glazing, a drive way and detached garage. Mature gardens to both the front and rear.

Council tax band D
EPC D

Hallway

An entrance vestibule leads into an L shaped hallway.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.
Loft access hatch which leads to the partially floored attic space. There is scope to extend in to the loft subject to local planning permission.

Lounge 17'8" x 12'5" (5.4 x 3.8)

Spacious lounge with large picture window to the front aspect.
Fitted carpet.
Ceiling light fittings.
Central heating radiators.

Kitchen 10'9" x 9'10" (3.3 x 3)

Fitted kitchen with window to the rear aspect.
Central heating radiator.
Vinyl flooring.
Ceiling light fitting.
Two large larder cupboards.
Freestanding electric cooker.
Stainless steel sink with drainer.

Rear hallway

Rear hallway providing access to the utility room.
Internal door to garage.
External door leads out to the garden.
Ceiling light fitting.

Utility 7'6" x 5'2" (2.3 x 1.6)

Useful separate utility area with plumbing for a washing machine and space for further white goods.

Bedroom 1 9'6" x 14'1" (2.9 x 4.3)

Double bedroom with window to the front aspect.
Fitted carpet
Central heating radiator.
Ceiling light fitting.

En Suite 2'3" x 4'7" (0.7 x 1.4)

Two piece suite in white comprising W.C and wash hand basin.
Vinyl flooring.
Central heating radiator.
Extractor fan.
Ceiling light fitting.

Bedroom 2 10'5" x 11'5" (3.2 x 3.5)

Double bedroom with a window to the side aspect.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.
Double fitted wardrobe.

Bedroom 3 11'9" x 10'9" (3.6 x 3.3)

Double bedroom with a window over looking the rear aspect.
Ceiling light fitting.
double fitted wardrobe.
Fitted carpet.
Central heating radiator.

Shower room 8'2" x 5'10" (2.5 x 1.8)

Modern shower room comprising Toilet, Wash hand basin and large shower cubicle with electric shower unit.
Vinyl flooring.
Frosted window to the side aspect.
Ladder style radiator and electric fan heater.
Ceiling light fitting.



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Garage

Single garage with electric up and over door.

Combi Boiler.

Power and light.

Exterior

The bungalow is accessed by a small bridge over the burn.

There is a driveway providing off street parking and leads to the single garage.

The front garden is mainly laid to lawn with planted borders.

The rear garden is split level commencing with a paved area with storage shed. The raised area is laid to lawn with mature planted borders.





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