



Muir Of Lochs, Garmouth, IV32 7LG
Offers Over £210,000

BELVOIR!

BELVOIR!

*****CLOSING DATE SET FOR FRIDAY 28th MARCH at Noon*****

Idyllic detached cottage set in a semi-rural location, 2 miles east of Lhanbryde.

The accommodation comprises front porch, hallway, lounge with woodburning stove, kitchen/dining room, 3 bedrooms (2 in the attic space, 1 with W.C) and family bathroom on the ground floor.

The property further benefits from LPG gas and double glazing.

There is also a generous selection of outbuildings, off-street parking and a good sized garden.

The nearby village of Lhanbryde has a range of facilities including a primary school, post office/general store, small chain supermarket and chemist.

Council tax band D

EPC E

Entrance Porch

South facing porch with windows to three aspects.

Tile effect laminate flooring.

Ceiling light fitting.

Wooden and glazed double doors lead through to the hallway

Hallway

Central heating radiator.

Ceiling light fitting.

Fitted carpet to floor.

Doors leading off to all accommodation.

Linked smoke detector.

Bathroom 9'6" x 10'5" (2.9 x 3.2)

Four piece white suite comprising pedestal wash hand basin, WC, bath with mixer tap and shower cubicle with electric

shower.

Tiled flooring.

Recessed ceiling spotlights.

Opaque window to rear aspect.

Wall mounted towel rail.

Lounge 13'9" x 11'1" (4.2m x 3.4)

Bright lounge with windows to the front and side aspects.

Wood burning stove.

Alcove shelving and cupboard storage.

Fitted carpet.

Central heating radiator.

Triple light fitting.

Kitchen 15'8" x 9'2" (4.8 x 2.8)

Window to the side and rear aspects.

Fitted with a range of cream base and wall mounted units.

Wooden worksurface.

Space for cooker.

Space for fridge freezer.

Integrated dishwasher.

Ceramic sink with mixer tap.

Tile effect laminate flooring,

Central heating radiator.

Ceiling light fitting.

Space for a family sized dining table and chairs.

Door to rear garden.

Door to utility cupboard with plumbing for washing machine

Gas boiler.

Pendant ceiling light.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

BELVOIR!

Bedroom 1 13'5" x 13'5" (4.1 x 4.1)

Double bedroom with windows to the front and side aspects.

Recessed alcove with shelf storage.

Triple light fitting.

Central heating radiator.

Wooden flooring.

Stairs/ Landing

Attic Bedroom 2 10'2" x 9'6" (3.1m x 2.9)

Velux window to the front of the property.

Coombed ceiling.

Eaves storage cupboards.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

Attic Bedroom 3 15'8" x 9'6" (4.8m x 2.9)

Velux window to the front of the property.

Fitted carpet.

Central heating radiator.

Recessed ceiling spotlights.

Doors to eaves storage.

Door leads on to the W.C:

Window to the front aspect.

Wash hand basin.

W.C.

Vinyl flooring.

Recessed spotlight fitting.

Exterior

The generous front garden is mainly laid to lawn.

There is a long driveway leading to the rear of the accommodation and providing ample off street parking.

The rear garden is mainly laid to lawn with mature trees and shrubs,

Large stone built garage with power and light.

There are two large timber outbuildings with power and light.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

BELVOIR!