



4 Templand Place, Lhanbryde, IV30 8PS

Offers Over £130,000

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estateagents



Nestled in a popular area of Lhanbryde, 4 Templand Place presents an excellent opportunity for first-time buyers seeking a well-presented semi-detached house. This delightful property spans approximately 797 square feet, offering a comfortable and inviting living space.

The home features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms, there is ample room for relaxation and rest. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the inclusion of solar panels, which not only contribute to energy efficiency but also help reduce utility costs. The house is set in a pleasant neighbourhood, providing a sense of community while still being close to local amenities.

Parking is available for one vehicle in the driveway, with further parking in the adjacent car parks, ensuring convenience for residents. This property is ideal for those looking to take their first step onto the property ladder, offering a blend of comfort, practicality, and sustainability.

In summary, 4 Templand Place is a wonderful opportunity for first-time buyers to acquire a charming home in a desirable location. With its well-maintained features and modern conveniences, this property is sure to appeal to those seeking a welcoming and efficient living space.

**Entrance Porch**

UPVC door with side panel leads to the porch. Coat hooks and light fitting. Door to:-

**Hall**

Doors to Lounge, Kitchen and Bathroom. Staircase to upper floor. Under stair cupboard. Fitted carpet, radiator, light fitting and smoke detector. Window to the front.

**Lounge/Dining Room**

10'9" x 18'3" (3.28 x 5.57)

Well-proportioned room with ample room for lounge and dining furniture. The wood-burning stove is the focal point of the room, providing heat throughout the house. Windows to the front and rear. Laminate flooring, two light fittings and two radiators Door to:-

**Kitchen**

11'10" x 7'11" (3.63 x 2.42)

Spacious kitchen with ample worksurfaces, base and wall mounted units. Integrated oven and hob. Sink and drainer beneath window to the rear. Second window to the side. Laminate flooring, light fitting, heat detector and radiator. Door to:-

**Utility Room**

6'6" x 7'5" (2 x 2.28)

Spaces for fridge freezer and washing machine. Built-in cupboards. Extractor fan, light fitting, laminate flooring and radiator. Window and door to rear garden.







### Bathroom

5'6" x 5'10" (1.69 x 1.79)

Three piece white suite comprising bath with electric shower fitted over, wash hand basin set in vanity unit and WC with concealed cistern. Opaque window to the porch. Wall mirror, extractor, towel rail radiator and light fitting.

### Upper Floor

Carpeted staircase leads to the upper landing. Hatch to loft space, light fitting and cupboard. Doors to both bedrooms.



### Bedroom 1

11'0" x 14'8" (3.36 x 4.48)

Double Bedroom with twin windows to the front. Two storage cupboards. Fitted carpet, radiator and light fitting.

### Bedroom 2

8'9" x 12'11" (2.69 x 3.94)

Double Bedroom with twin windows to the front. Two storage cupboards. Built-in drawers. Fitted carpet, radiator and light fitting.



### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated oven and hob.

### Home Report

The Home Report Valuation as at November, 2025 is £130,000, Council Tax Band B and EPI rating is D.

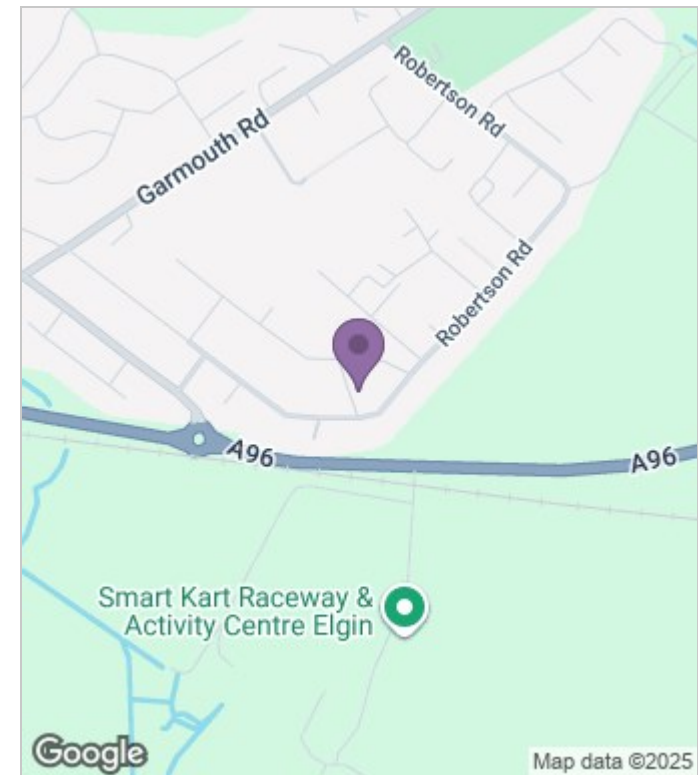
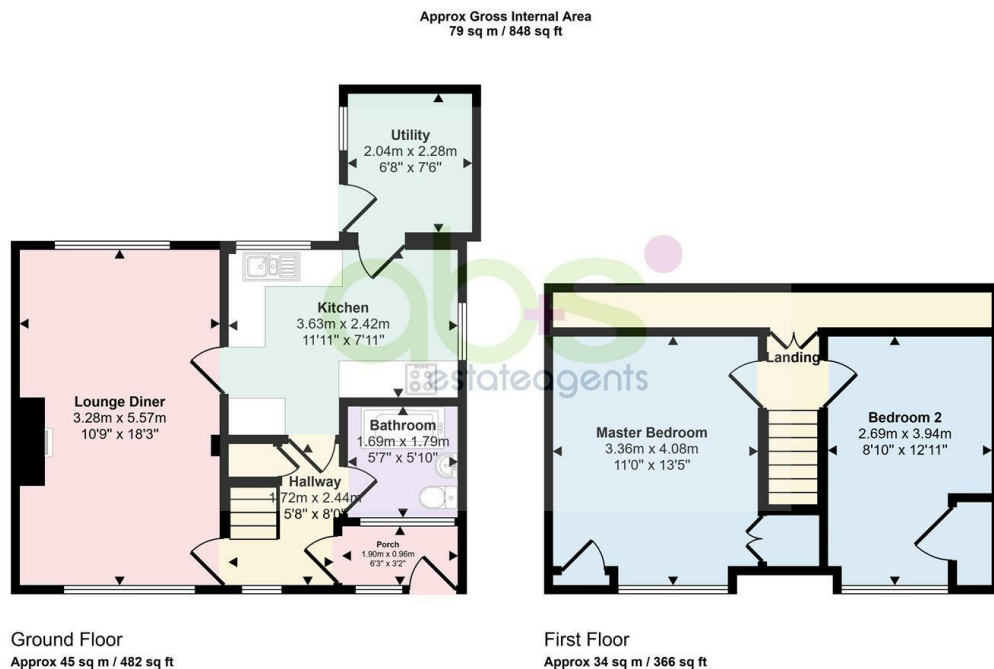
### Outside

Low maintenance garden to the front which has an area of gravel, a tarmac driveway with parking for two cars and a lock block path to the fully enclosed rear garden.

The rear garden has a drying green, timber shed and wood store.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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