



Carslea Garmouth Road, Lhanbryde, IV30 8PD

Offers Over £230,000



Nestled in the popular village of Lhanbryde, this delightful semi-detached house on Garmouth Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,593 square feet, the property boasts three well-proportioned bedrooms, including a master suite complete with a walk-in wardrobe and an ensuite bathroom, ensuring a private retreat for relaxation.

The home features a lounge and a garden room, ideal for both entertaining guests and enjoying quiet family evenings. The layout is thoughtfully designed to provide ample space for modern living, making it suitable for families of all sizes.

One of the standout features of this property is the driveway, accommodating up to 3 vehicles. Additionally, the double garage provides further convenience and storage options, catering to all your needs.

Situated close to Lhanbryde Primary school and the designated bus stop for Milne's High School pupils, this residence is perfect for families seeking a nurturing environment for their children. The village location offers a central location while still being within easy reach of nearby amenities.

Built in the late 1950s, this home combines classic charm with modern functionality, making it a wonderful opportunity for those looking to settle in a friendly community. With its spacious interiors and excellent location, this property is not to be missed.

Porch

3'9" x 3'6" (1.15m x 1.07m)

Tiled floor, coat hooks and pendant light.

Door to:-





Hallway

Doors to Lounge, Kitchen/Diner, Bathroom, Bedroom 3 and opening to rear hallway. Radiator, pendant light, wood flooring and smoke detector.

Lounge

14'2" x 14'11" (4.33m x 4.57m)
Good sized Lounge with bay window to the front fitted with curtains. Two recesses with shelving. Fitted carpet, radiator and light fitting.



Kitchen Diner

13'11" x 11'8" (4.26m x 3.58m)
Fitted with a range of white base and wall mounted units. Integrated Neff oven and grill. Integrated gas hob. Spaces for dishwasher and fridge freezer. Two windows and a door to the rear. Built-in cupboard. Space for family sized dining table and chairs. Tiled flooring, radiator and two spotlight bars.



Bathroom

6'4" x 7'9" (1.95m x 2.37m)
Fully tiled Bathroom fitted with a four piece white suite comprising WC, wash hand basin, bath and corner shower cubicle with mains shower. Opaque window to the rear. Two recessed spotlights, chrome towel rail radiator, extractor fan and vinyl flooring.



Bedroom 3

11'5" x 9'6" (3.48m x 2.91m)
Double bedroom with window to the front. Laminate flooring, radiator and light fitting.



Hallway

Door to integral garage. Opening to Garden Room and wooden staircase to upper floor. Radiator, tiled flooring, smoke detector and light fitting.

Garden Room

6'9" x 9'0" (2.06m x 2.75m)

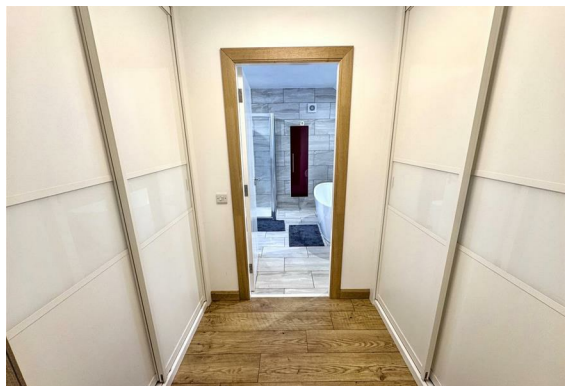
Bright and airy room with two Velux windows, windows to the rear and patio doors to the rear garden. Two wall lights and tiled flooring.



Double Garage

18'10" x 21'11" (5.76m x 6.69m)

Double garage with two electric roller doors. Two windows to the side. Door to Utility room and opening to Store Room. Power sockets, light fittings and heat detector. UPVC door and window to the rear garden. Gas combi boiler.



Utility Room

10'4" x 8'9" (3.15m x 2.68m)

Fitted with white high gloss base and wall mounted units. Sink and drainer with mixer tap. Gas combi boiler, under floor heating, extractor, shelving, strip light and carbon monoxide detector.

Store Room

7'10" x 8'11" (2.41m x 2.74m)

Window to the rear. Strip light.

Upper Landing/Study

13'1" x 13'4" (4.01m x 4.08m)

Spacious upper landing with ample space for a desk and chair. Velux windows to the front and rear. Light fitting, laminate flooring and radiator.

Master Bedroom

18'10" x 12'4" (5.76m x 3.78m)

Very spacious Bedroom with twin windows with blinds to the front. Coombed ceilings. Built-in wardrobe. Light fitting, laminate flooring and radiator. Doorway to:-



Wardrobe

Double wardrobes with sliding doors at either side. Light fitting. Door to:-





Ensuite Bathroom

8'10" x 8'7" (2.70m x 2.63m)

Well-appointed Bathroom with four piece white suite comprising double ended bath with mixer tap and shower attachment, corner shower cubicle with mains shower, WC and wash hand basin set in vanity unit. Tiling on all walls and the floor. Velux windows on both sides. Wall cabinet, wall mirror, spotlights, chrome towel rail radiator and extractor fan.



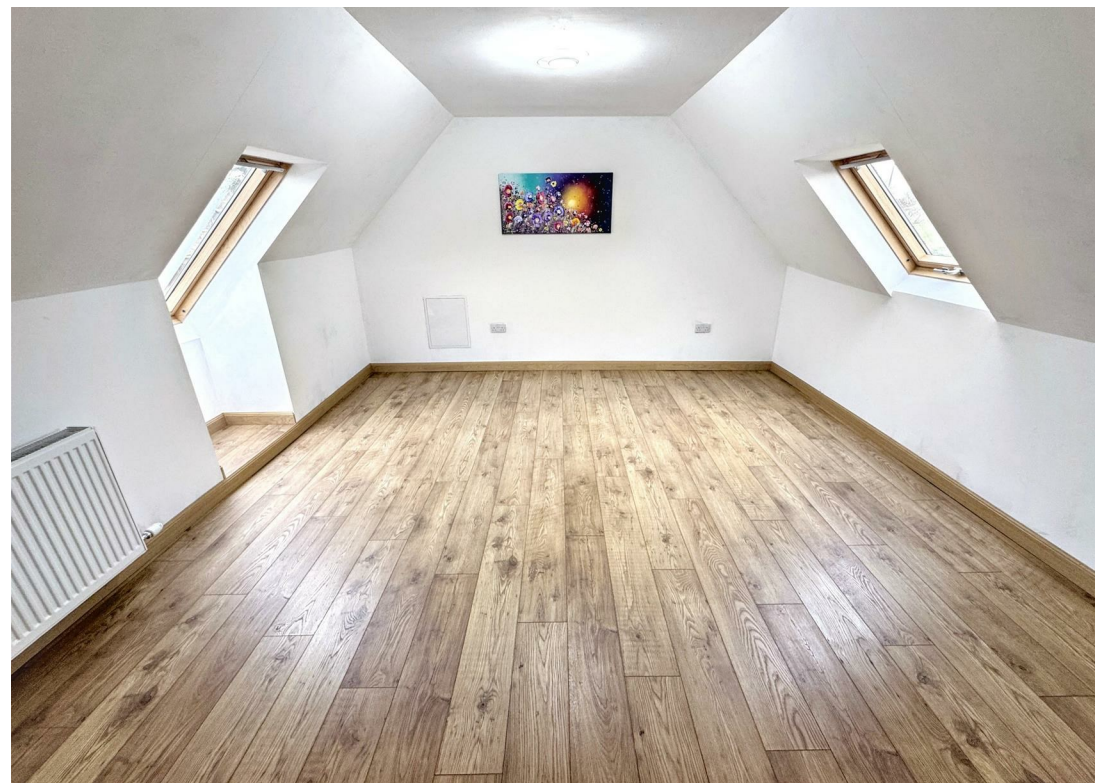
Bedroom 2

14'9" x 13'2" (4.50m x 4.02m)

Double Bedroom with Velux windows to the front and rear. Recessed spotlights, laminate flooring and radiator.

Outside

To the front is a driveway with parking for several cars. Area of lawn. Gate at the side leads to the fully enclosed terraced garden to the rear with an area of lawn and shrub borders. Wooden shed.



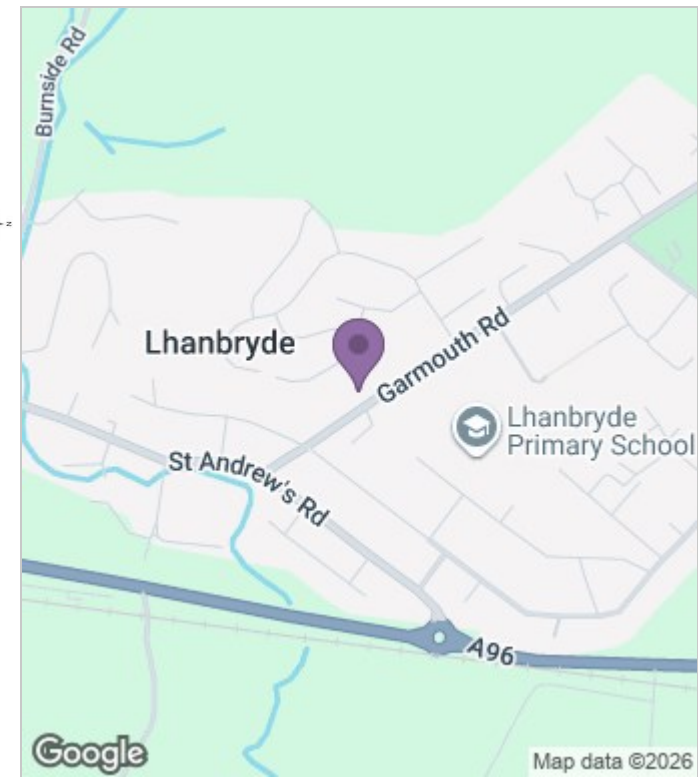
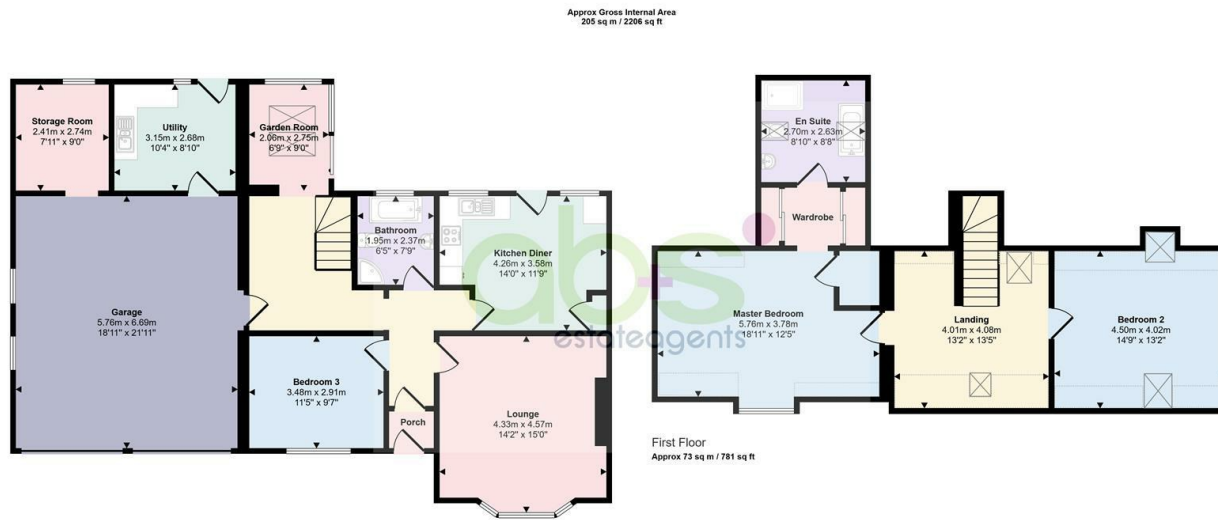
Fixtures and Fittings

The fitted floor coverings, curtains (except bedroom 3), blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

Home Report

The Home Report Valuation as at January, 2026 is £230,000, Council Tax Band B (please note that the property band is subject to review following a change of ownership) and EPI rating is *.





Ground Floor
Approx 132 sq m / 1425 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 260.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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