



30 St. Andrews Road, Lhanbryde IV30 8NZ

Offers Over £165,000



Key Features

- Deceptively spacious family home
- Close to village amenities
- Low maintenance rear garden
- Lounge
- Kitchen/Diner
- Master Bedroom with Ensuite Shower Room
- 3 further double Bedrooms
- Family Bathroom



Discover a four-bedroom end of terrace house on St. Andrews Road, Lhanbryde, offering a unique opportunity for homeownership. Built around 1900, this property combines historic charm with modern living. Don't miss the chance to explore its potential.





Located in the village of Lhanbryde, this end of terrace house provides convenient access to local amenities and community facilities. The property offers a spacious living area suitable for families or those seeking additional space. With four bedrooms, an ensuite shower room and a family bathroom, it presents a flexible layout for various needs.

The house is positioned on St. Andrews Road, allowing for ease of travel to nearby towns and further afield. Lhanbryde is known for its welcoming atmosphere and proximity to natural landscapes, making it an appealing choice for those who enjoy outdoor activities. The local area offers a primary school, with transport available to secondary schooling in Fochabers, and essential services such as a convenience store, post office, a hairdresser and a chemist practically on the doorstep.

This deceptively spacious property spans 135 square metres, providing ample space for comfortable living. Whether you are looking to settle in Lhanbryde or invest in property, this house presents an opportunity worth considering.



Approx Gross Internal Area
141 sq m / 1523 sq ft



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 Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		58	76			62	79
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: C
Council Authority: Moray