



17 Lemanfield Crescent, Garmouth IV32 7LS

Guide Price £260,000



Key Features

- Detached family home
 - Four bedrooms
 - Spacious lounge and dining room
 - Bright conservatory
 - Well-appointed kitchen with utility room
 - Ground-floor WC
 - Integral garage and driveway
 - Mature Gardens
 - Solar Panels & Pellet Boiler
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Enjoying a desirable Garmouth setting, this spacious detached home offers four bedrooms, a large lounge/dining room, conservatory, utility room, garage and established gardens. An ideal family home in a picturesque coastal village.





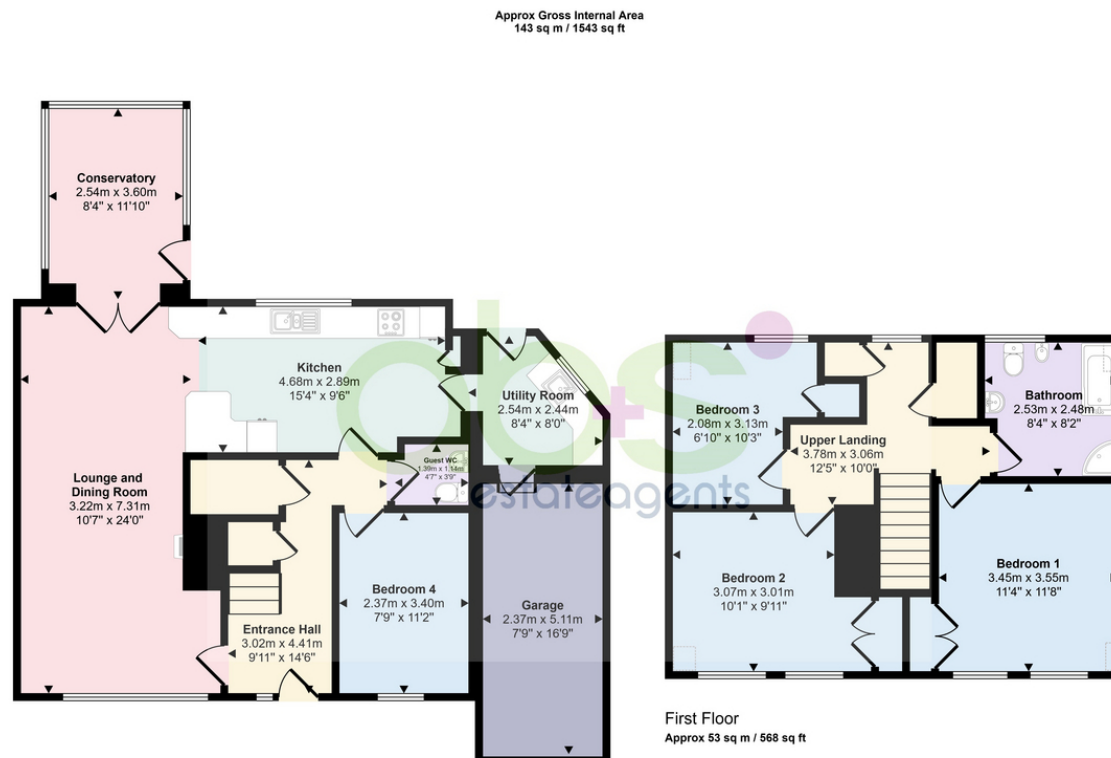
Spacious Detached Family Home in a Sought-After Coastal Village Setting

Situated within a quiet residential cul-de-sac in the picturesque village of Garmouth, 17 Lemanfield Crescent is a substantial detached family home offering flexible accommodation extending to approximately 121 sq m. Combining generous living space, four bedrooms, a conservatory, garage and attractive gardens, this well-presented property is ideally suited to growing families, retirees seeking space and comfort, or purchasers looking to enjoy the relaxed Moray coast lifestyle.

The welcoming entrance hall leads into a bright and spacious lounge and dining room, extending the full depth of the property and providing an ideal space for both everyday living and entertaining. French doors open into the conservatory, creating a wonderful connection with the rear garden and allowing natural light to flood the home throughout the day. The fitted kitchen offers an excellent range of storage and workspace, with direct access to the utility room and rear garden. A generously sized ground-floor bedroom provides flexibility as a guest room, home office or additional family accommodation. A convenient WC completes the ground-floor layout.

On the first floor, the property offers three further bedrooms and a family bathroom. The principal bedroom is particularly spacious, while the additional bedrooms provide comfortable accommodation for family members and visiting guests. The property enjoys generous garden grounds that create a wonderful outdoor environment for both relaxation and recreation. The enclosed rear garden offers a high degree of privacy and provides an ideal setting for summer entertaining, gardening enthusiasts, or families with children and pets. The front garden is neatly presented, while a driveway and detached garage provide excellent parking and storage facilities.





Ground Floor
Approx 91 sq m / 975 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 Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	45
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82+)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	69



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