

# 18 School Brae

LHANBRYDE, ELGIN, MORAY, IV30 8QG



*Spacious two-bed mid-terrace in Lhanbryde with a bright lounge, kitchen with dining area, two double bedrooms and generous gardens – ideal for first-time buyers*



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Located in the quiet village of Lhanbryde, just a short distance from Elgin, this well-maintained two-bedroom mid-terrace property is the perfect first step onto the property ladder. With spacious interiors and excellent outdoor space, this home offers fantastic value in a well-connected community.

# THE LOUNGE



Inside, the home features a bright and airy lounge, ideal for both relaxing and entertaining. The well-sized kitchen includes space for a dining table and comes complete with freestanding white goods, making it a practical and welcoming hub of the home.



# THE KITCHEN







Upstairs, there are two generous double bedrooms, along with a family bathroom fitted with a classic white bath suite. An added benefit for first-time buyers is that the current owners are happy to leave the property fully furnished. From bedroom furniture to kitchen essentials and even garden tools such as a Flymo, this home is ready to move into from day one.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2



Upstairs, there are two generous double bedrooms





# EXTERNALS



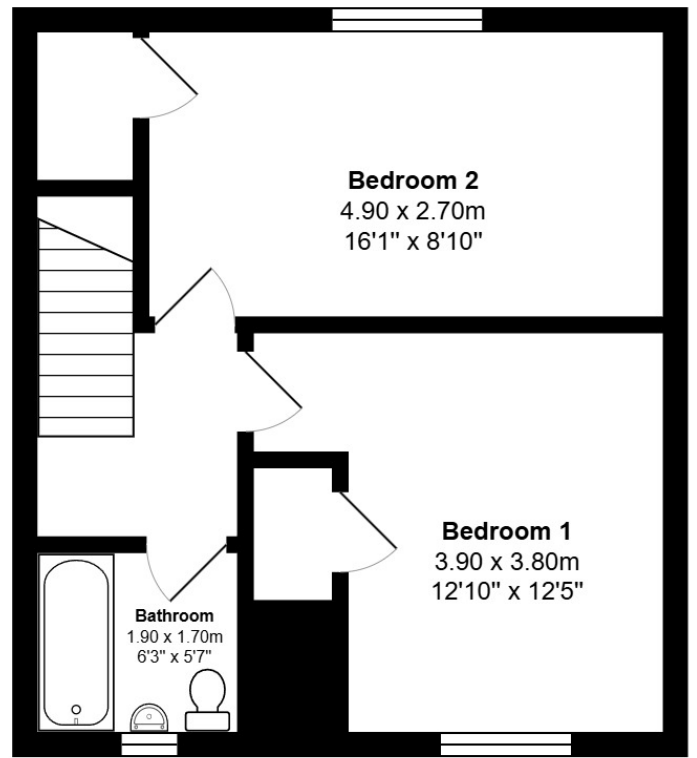
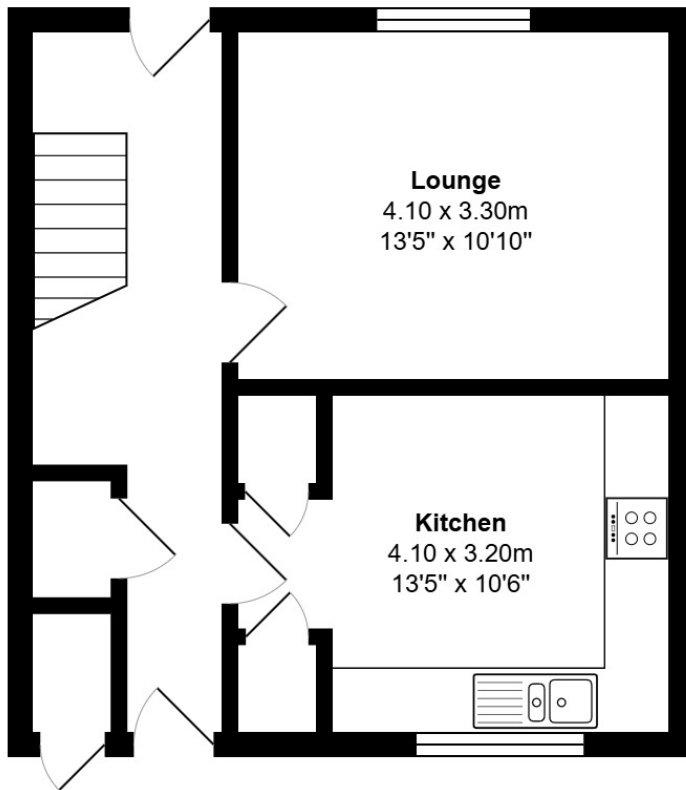
## Outdoor Features:

- Gated front garden providing privacy and charm
- Excellent-sized rear garden, ideal for families, pets or outdoor living
- Outdoor storage room next to the back door, plus a separate storage unit at the bottom of the garden
- Garden items, including a Flymo, are included
- Rear gate giving direct access to the residents' parking area

This is an ideal opportunity for anyone looking for a comfortable, move-in-ready home in a friendly, established area



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: D





# THE LOCATION

18 School Brae enjoys a peaceful setting within the friendly and welcoming village of Lhanbryde. Tucked away just off the A96 bypass, the property is ideally located only four miles east of the city of Elgin, offering a perfect balance between rural tranquillity and easy access to urban amenities. Lhanbryde itself is a charming Moray village known for its strong sense of community and picturesque surroundings. Residents benefit from a range of convenient local amenities, including a convenience store, post office, takeaway options, and a well-regarded primary school. The village is also well connected via a comprehensive East Coast bus service, ensuring reliable transport links to surrounding towns and cities.







Just a short drive away, the city of Elgin serves as the administrative and commercial centre of Moray. This historic cathedral city offers an excellent range of facilities to support modern living, from healthcare and education to shopping and leisure. Elgin is home to several highly regarded schools and further education institutions, and is also within close reach of the prestigious Gordonstoun School, renowned for its academic excellence and global alumni.

Leisure and lifestyle amenities in Elgin include health clubs, swimming pools, golf courses, restaurants, cafés, pubs, and a wide selection of both local independent shops and national retailers. Cultural attractions, beautiful green spaces, and regular community events add to the vibrant appeal of the area.

Transport connections are excellent, with Elgin served by both the main East Coast bus routes and a railway station offering direct links to Inverness and Aberdeen. Both cities are accessible within a reasonable driving distance and offer international airports for further travel convenience.

With its peaceful setting, strong local community, and excellent accessibility, Lhanbryde is an ideal location for those seeking a blend of village charm and urban connectivity.



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