

Umtali
Burnside Road
Lhanbryde
Elgin
Morayshire
IV30 8PA



Offers Over £240,000

Benefiting from a lovely position in Lhanbryde with an outlook over a small burn, is this roomy 2 Bedroom Detached Bungalow which benefits from a spacious Driveway and Rear Garden.

The property had newly installed external windows and doors back in 2022 along with a modernised Kitchen and Shower Room.

Features

2 Bedroom Detached Bungalow

Double Glazing

Gas Central Heating with Worcester Boiler

Attractive outlook over a burn

Driveway to Garage



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Accommodation comprises an Entrance Vestibule, Hallway, Lounge with a recently installed wood burning stove, a modern Kitchen / Diner, a side Entrance Vestibule with Utility Cupboard, 2 Double Bedrooms and a modern Shower Room.

2 Bedroom Detached Bungalow
Double Glazing
Gas Central Heating with Worcester Boiler
Attractive outlook over a burn
Driveway to Garage
Spacious Garden

Entrance to the Property via a Front Entrance Door into the Vestibule

Vestibule
Pendant light fitting
Fitted carpet

A door leads into the Entrance Hallway

Entrance Hallway
Ceiling light fitting
Loft access hatch with a fitted ladder which leads to a loft space which is fitted with lighting & is boarded
Built-in double cupboard with sliding doors
Single radiator
Fitted carpet

Lounge: 17'4" maximum into recess x 10'11" (5.28 x 3.32)
Coved ceiling with a ceiling light fitting
Double glazed window to the front aspect
Double contemporary style radiator
Wood burning stove with a slate inset
Fitted carpet

An open doorway leads into the Kitchen

Kitchen: 21' x 9'11" widening 13'5" (6.4 x 3.02 widening to 4.08)
Recessed ceiling light & a drop light ceiling fitting
Double glazed window to the rear aspect looking onto the Garden
Contemporary style double radiator
Wall mounted cupboards & fitted base units & a single sink with drainer unit & mixer tap
Integrated gas hob, electric double oven, dishwasher & Quooker hot water/kettle tap
Built-in pantry cupboard providing excellent storage space
Double glazed double doors are to the rear, which lead out onto a decked seating area which features a pull-out fabric canopy.

Vinyl flooring

A uPVC double glazed door leads into the Side Entrance Vestibule

Side Entrance Vestibule with Utility Cupboard

Pendant light fitting and a uPVC entrance door which leads out to the Driveway area.

Within this space there is a utility cupboard (5'4" x 3'8") which houses the Worcester Gas Boiler which was newly fitted back in 2022. Fitted with a pendant light within, fitted work surface, shelving space & plumbing for a washing machine.

Bedroom 1: 12'4" x 9'11" (3.76 x 3.02)

Ceiling light fitting

Double glazed window to the rear aspect

Double radiator

Built-in double wardrobe

Fitted carpet

Bedroom 2: 13'2" x 9'5" (4.01 x 2.86)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

A range of wardrobe to one side of the room are to remain

Fitted carpet

Shower Room: 8'8" x 4'8" (2.64 x 1.41)

A modern suite comprising recessed ceiling lighting

Double glazed window to the side aspect

Heated chrome style radiator

3-piece suite with a walk-in design shower with wet wall finish & mains twin head shower

Fitted mirror with integral lighting

Vinyl flooring

Spacious Garden

A sunny and generous sized rear garden

A decked seating area is positioned to the rear of the kitchen double doors and features a retracting fabric canopy

Outside garden tap

A pathway leads up to the Garden with a gravelled seating area with the remainder laid to lawn

High hedge boundary to one side & rear

A side entrance gate leads to the Driveway

Woodstore to the side (this is to remain)

Garage

Up & over door to the front

Side entrance door

Fitted with power & lighting

Fitted work bench

Note 1

All ceiling light fittings, floor coverings, blinds & curtains are to remain, the fabric canopy to the decked seating area, wood store and plastic garden shed are also to remain.

Some furniture items may be available by separate negotiation

Note 2

Please note that the owner is a family relation of an employee at The Grampian Property Centre.

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			











Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.