

8 Robertson Road
Lhanbryde
Elgin
Morayshire
IV30 8PE



Offers Over £150,000

Located within the village of Lhanbryde and walking distance to local amenities is this 3 Bedroom Semi-Detached Bungalow which benefits from a lovely private Rear Garden and has its Own Driveway with Garage.

Features

- 3 Bedroom Semi-Detached Bungalow
- Own Driveway with Timber Built Garage
- Private Rear Garden
- Double Glazing
- Electric Heating



Located within the village of Lhanbryde and walking distance to local amenities is this 3 Bedroom Semi-Detached Bungalow which benefits from a lovely private Rear Garden and has its Own Driveway with Garage.

Accommodation comprises a Vestibule, Hallway, Lounge, Kitchen. Rear Entrance Vestibule, 3 Double Bedrooms and a Bathroom.

A front entrance door with single glazed windows leads to:

Vestibule

A wall mounted meter box cupboard
Fitted carpet

Hallway

Ceiling light fitting
Loft access hatch
A Dimplex Quantum storage heater
2 built-in shelved storage cupboards
Fitted carpet

Lounge – 15'1" (4.59) x 11'4" (3.45)

Wall mounted light fittings
Double glazed window to the front
A Dimplex Quantum storage heater
2 recessed alcoves with some cupboard and shelf space
Fitted carpet

Kitchen – 10'8" (3.25) max x 9' (2.74)

Ceiling light fitting
Double glazed window to the rear
A Dimplex Quantum storage heater
Single sink with drainer unit
Recessed space to accommodate an electric cooker and fridge
Space to accommodate a washing machine
Fitted carpet

Rear Entrance Vestibule

Ceiling light fitting
Built-in shelved storage cupboard with lighting within
Fitted carpet

A rear entrance door with single glazed window leads out to the garden

Bedroom One – 12'5" (3.78) plus cupboard space x 12'2" (3.71) max

Pendant light fitting and a wall light fitting
Double glazed window to the front
Built-in storage cupboard
Fitted carpet

Bedroom Two – 10'1" (3.07) max and plus cupboard space x 13'2" (4.01) max into door recess

Pendant light fitting and a wall light fitting

Double glazed window to the side

Built-in storage cupboard

Fitted carpet

Bedroom Three – 11'7" (3.52) plus a door recess x 9'2" (2.79) plus cupboard space

Pendant light fitting

Double glazed window to the rear

Dimplex Quantum storage heater

Built-in storage cupboard

Fitted carpet

Bathroom – 6'2" (1.87) x 5'10" (1.77)

Pendant light fitting

Double glazed window to the rear

Bath, pedestal wash basin and a press flush W.C

Vinyl flooring

Rear Garden

A generous sized and private rear garden which commences with a paved and lawned area

The garden continues with a block-built storage shed fitted with lighting, there is a further timber-built storage shed

A side entrance gate leads to the Driveway and timber-built Garage

A garden gate continues through to the main part of the garden which is mostly laid to lawn and features a potting shed to one corner

Driveway and Garage

The property has its own driveway which can provide parking for 2-3 vehicles

This leads to a timber built garage which is fitted with power

Note 1

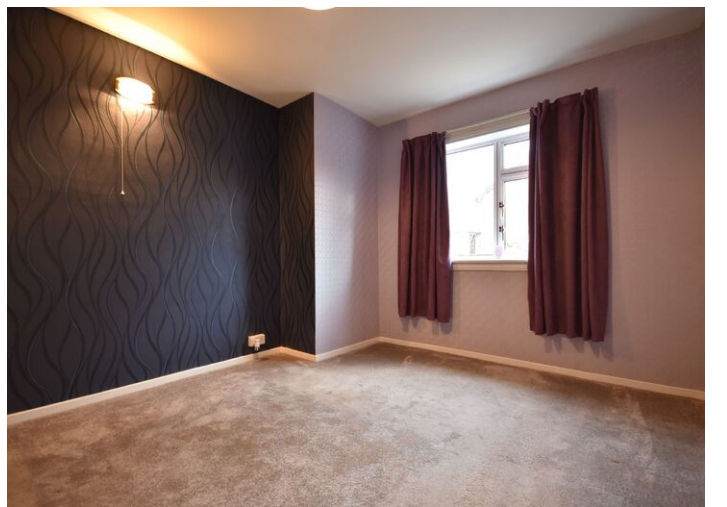
All light fittings, floor coverings & blinds are to remain.

Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		







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.