



10 Woodview Crescent, Lhanbryde, Elgin, Moray. IV30 8JL

Reduced to Fixed price £139,750

A beautiful 3 bed roomed semi detached home in a lovely established area of Lhanbryde.



Miller Stewart
INDEPENDENT
ESTATE AGENTS



10 Woodview Crescent, Lhanbryde, Elgin, Moray. IV30 8JL

Reduced to fixed price £139,750

£13,250 below Home Report valuation

10 Woodview Crescent, Lhanbryde is a beautiful 3 bedroomed semi detached home in an established, peaceful, tree lined street, in the village of Lhanbryde.

The moment you turn into the crescent, you will be impressed with the ambiance and tranquillity of the location. Yet still close to all the local village amenities and Primary School.

Extremely well-presented both internally and externally, this property offers accommodation on two levels with off street parking. Features a secure rear garden with a landscaped terraced area.

Internally the property comprises entrance hallway, guest w/c, lounge and kitchen diner. On the first floor there are 3 bedrooms and family bathroom with full height ceilings. The property benefits from gas fired heating and double glazing throughout.

The ground floor is finished with fully fitted engineered wood flooring.



Entrance:

Through the half glazed uPVC front door, the light and airy entrance hallway has been neutrally decorated and leads to the lounge and stair to the first floor. To your right ...

Guest W/C:

0.9m x 2m (2'10" x 6'4")

Comprising a w/c and corner wash hand basin. Naturally lit by the front facing opaque glass window. Neutrally decorated and complimentary tile effect vinyl flooring.

Lounge:

4.5m x 4m (14'08" x 13'")

Coming off the inner hall through the twin part glazed doors into a well-proportioned family space which has been attractively decorated and benefits from lots of natural light from the large front facing window. A useful under stair cupboard. Feature ceiling light fixture.

Kitchen diner:

5m x 2.6m (16'4" x 8'08")

This light and bright room offers excellent kitchen and dining space. Fitted with a range of wall and base units and complimentary worktop and tiled splashback areas. Fully integrated gas hob, extractor hood and electric oven with space and plumbing for a washing machine, dishwasher and space for a fridge freezer. Neutrally decorated and naturally lit by the rear facing window and Patio doors leading out to the rear garden.

Upper landing:

Coming back through the hallway and past the wall mounted shoe storage unit, a carpeted staircase with wood hand rail leads to the upper landing. Naturally lit by the side window. Gives access to the bedrooms and family bathroom.

Bedroom 1:

3m x 3.2m (9'7" x 10'5")

A light and airy room overlooking the rear garden. Currently furnished with a king size bed. Features a triple built-in wardrobe, fully fitted carpet and central ceiling light fixture.

Bedroom 2:

2.9m x 3.3m (9'3" x 10'08")

Bright and airy front facing room which has been attractively decorated as a nursery, with fully fitted carpet and ceiling light fixture. Fitted single wardrobe.

Bedroom 3:

2.1m x 3.4m (6'9" x 11'3")

Currently used as a home office, a lovely front facing bedroom. Neutrally decorated, features a fully fitted carpet and ceiling light fixture.

Family Bathroom:

2.2m x 1.7m (7'4" x 5'6")

Beautiful partially tiled bathroom which has been fitted with a vanity unit to include a wash hand basin and w/c. A matching bath with shower over. Opaque window to the rear fills the room with natural light. Tile effect vinyl flooring and ceiling light fixture.

Garden:

To the front of the property the garden has been laid in grass with a gentle sloping path to the front door. A slabbed driveway to the gable end of the house with space for three cars. A garden gate leads to the enclosed rear garden.

This lovely garden has a patio area directly off the patio doors. A large area has been laid out to lawn offering an ideal area for al fresco dining and entertaining. The bank to the back end of the garden has been professionally terraced, currently top dressed with bark – being sheltered and south facing, could be created into a productive growing area.

The garden shed is included in the sale. A short walk takes you to the nearby woods and walks.

Notes:**Note 1:**

All the fixed floor coverings, carpets, blinds, curtains, fixed light fittings, oven and hob are included in the asking price.

Note 2:

Whilst believed to be correct, these particulars do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only. The mention of appliances, white goods, services etc. does not imply that they are efficient and in full working order.

Note 3:

EPC: C

Council tax band: C

Factoring for ground maintenance: £75 every 6 months.

Note 4:

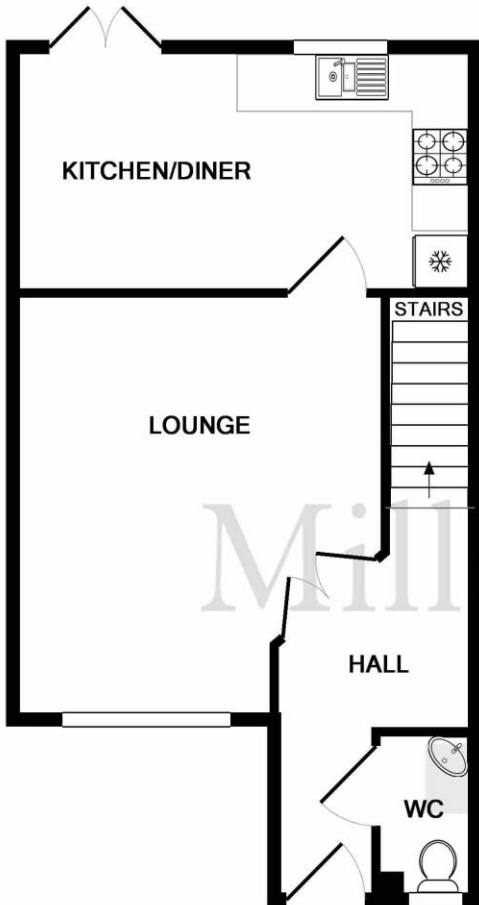
Viewing which is highly recommended to see this lovely homely property and any assistance please contact the selling agents on: 01343 642042 or direct mobile: 07770 273276
Email: harryfordyce@millerstewartestateagents.com

Note 5:

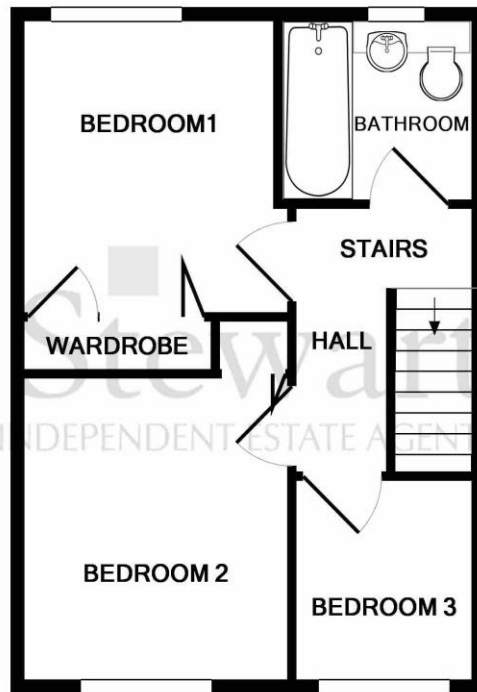
INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

Note 6:

OFFERS: Should be submitted to:
Miller Stewart Estate Agency Network
Unit 1, Tyock Business Centre
36 Gramplan Road
Elgin
IV30 1XN
Fax No: 01343 642043

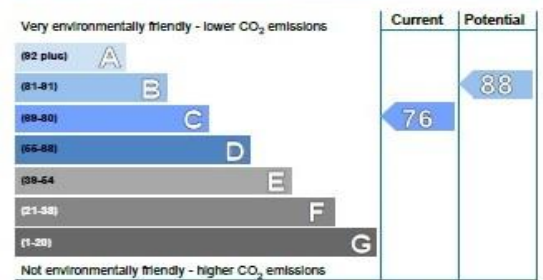


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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