

32 Woodview Crescent  
Lhanbryde  
Morayshire  
IV30 8JL



**Offers Over £180,000**

Located within the village of Lhanbryde is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and an unoverlooked Rear Garden.

The property is well located for the local village amenities which include a convenience stores and post office, chemist, a Primary School and local woodland walks.

## Features

3 Bedroom Semi-Detached House

Own Driveway for 2 cars

Gas Central Heating

Double Glazing

Located within the village of Lhanbryde is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and an unoverlooked Rear Garden.

The property is well located for the local village amenities which include a convenience stores and post office, chemist, a Primary School and local woodland walks.

Accommodation comprises a Hallway, Ground Floor W.C Cloakroom, Lounge, Kitchen / Diner, 3 Bedrooms and a Bathroom.

#### Hallway

Coved ceiling with pendant light fitting

Single radiator

A carpeted staircase leads to the 1st floor landing

Vinyl flooring

Double doors lead into the lounge and a door leads to the W.C Cloakroom

#### Ground Floor W.C

Pendant light fitting

Double glazed window to the front

Single radiator

Corner wash hand basin

Press flush W.C

Vinyl flooring

#### Lounge – 14'8" (4.47) max x 13' (3.96) max and plus cupboard space

Coved ceiling with light fitting

Double glazed window to the front

Single radiator

A built-in storage cupboard

Fitted carpet

#### Kitchen / Diner – 16'4" (4.98) x 8'7" (2.61)

2 ceiling light fittings

Double glazed window to the rear and double glazed double doors lead out to the garden

Double radiator

A range of wall mounted cupboards and fitted base units

1 ½ style sink with overhead down lighting

Integrate gas hob with electric oven

Space to accommodate a fridge/freezer and washing machine

Vinyl flooring

#### Landing

Coved ceiling with pendant light fitting

Loft access hatch

Double glazed window to the side

Single radiator

Fitted carpet

Bedroom One – 10'5" (3.17) plus wardrobe space x 9'9" (2.96) max into the recess  
Coved ceiling with pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in wardrobe  
Fitted carpet

Bedroom Two – 10'8" (3.25) plus wardrobe space x 9'3" (2.81) plus a door recess  
Coved ceiling with pendant light fitting  
Double glazed window to the front  
Single radiator  
Built-in wardrobe  
Fitted carpet

Bedroom Three – 11'1" (3.37) x 6'9" (2.04)  
Coved ceiling with pendant light fitting  
Double glazed window to the front  
Single radiator  
Fitted carpet

Bathroom – 7'4" (2.23) x 5'6" (1.67)  
Recessed ceiling lighting  
Double glazed window to the rear  
Single radiator  
Bath with shower screen, mixer tap with shower fitting  
Vanity unit with a recessed wash basin and press flush W.C  
Electric shaver point  
Vinyl flooring

#### Garden

The initial part of the garden is paved with gravelled area and features a roomy greenhouse which is to remain

The garden continues to the side of the property where there is a timber built shed and the remainder of the garden is tiered to the rear and is laid to gravel

Outside garden tap and a side gate leads to the front driveway

#### Driveway

The property has its own driveway which can provide parking for 2 cars

#### Note 1

All light fittings & floor coverings are to remain. The greenhouse is also to remain as part of the sale.

#### Note 2

There is a communal factoring fee of approximately £300 per annum.

# Energy Performance Rate

# Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.