

1 Templand Place
Lhanbryde
Morayshire
IV30 8PS



Offers Over £145,000

Located in the village of Lhanbryde is this 3 Bedroom Semi-Detached House which benefits from a 42ft Rear Garden with a good sized metal Storage Shed.

Features

Semi-Detached House

3 Bedrooms

Utility Room

Double Glazing

Gas Central Heating



Accommodation comprises on the Ground Floor an Entrance Vestibule, Hallway, Kitchen & Lounge. The First Floor Accommodation comprises a Landing, 3 Bedrooms & a Shower Room

Access to the Property is via an Entrance Vestibule

Entrance Vestibule: 8'1" x 7'2" (2.46 x 2.18)

Ceiling light fitting

Double glazed window to the side & front aspects

Double radiator

Laminate flooring

Hallway

Recessed ceiling light

A carpeted staircase leads up to the First Floor Landing with a built-in under stair storage cupboard

Internal window which lets light in from the Entrance Vestibule

Double radiator

Meter cupboard

Fitted carpet

Lounge: 13'7" x 12' maximum (4.13 x 3.66)

Coved ceiling with a ceiling light fitting

Double glazed window to the front aspect

Double radiator

Electric coal affect fire

Fitted carpet

Kitchen: 11'11" x 12'3" (3.62 x 3.73)

Strip light ceiling fitting

Double glazed window to the rear aspect looking on to the Garden

Double radiator

Range of wall mounted cupboards with overhead downlighting extractor unit & fitted base units with a 1 ½ style sink with drainer unit & mixer tap

Integrated gas hob, extractor unit, electric double oven & a dishwasher

Space to accommodate a dining table

Tile affect laminate flooring

A door leads to the Utility Room.

Utility Room: 5'7" plus cupboard space x 8'1" (1.7 x 2.46)

Ceiling light fitting

Double glazed window to the rear aspect

Fitted base unit & cupboard space as well as wall mounted cupboards

Recessed space to accommodate a fridge freezer with a double socket within

Adjacent to this is the boiler cupboard which also has plumbing & space within for a washing machine

Tile affect laminate flooring

A Rear Entrance Door with single glazed frosted windows leads out to the Garden.

First Floor Accommodation

Double glazed window on the half landing

Landing

Pendant light fitting

Loft access hatch

Fitted carpet

Bedroom 1: 12'2" x 9'1" plus cupboard space (3.71 x 2.76)

Pendant light fitting

Double glazed window to the rear aspect with built-in cupboard space beneath

Double radiator

Fitted carpet

Bedroom 2: 12'2" maximum reducing to 9'9" plus cupboard space x 11'4" maximum in to window recess (3.71 reducing to 2.96 x 3.45)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in shelved cupboard

Space to accommodate a free standing wardrobe

Fitted carpet

Bedroom 3: 9'5" x 7'9" plus wardrobe space & into window recess (2.86 x 2.35)

Pendant light fitting

Double glazed window to the front aspect

Single radiator

Fitted double wardrobe with sliding doors

Fitted carpet

Shower Room: 8'11" into shower cubicle x 5'8" maximum (2.72 x 1.72)

Ceiling light fitting

2 double glazed frosted windows to the rear aspect

Heated towel rail

3 piece suite with a fitted vanity with recessed cupboard & shelf space

Shower cubicle with wet wall finish & mains shower within

Half height tiled walls & tile affect laminate flooring

Outside Accommodation

Gravelled area to the side of the property which measure 7'7" (2.30) wide, this leads to a good sized metal storage shed with double doors to the front

Garden approx. 42' deep

Paved area with the remainder of the Garden partly laid to lawn with flower bed features and a Greenhouse

Note 1

All light fittings & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(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.