



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**28 Woodview Crescent, Lhanbryde, IV30 8JL**  
**Offers over £250,000**

Modern detached house situated in the village of Lhanbryde, within easy commuting distance of Elgin & RAF Lossiemouth and a short walk to Lhanbryde Primary School. The spacious family accommodation comprises entrance vestibule, hallway, open plan lounge/dining room, dining kitchen, four double bedrooms, en-suite shower room, family bathroom, guest WC and integral garage with utility area. The property further benefits from double glazing, gas central heating, driveway and well-maintained gardens.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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**ENTRANCE VESTIBULE**  
7'4" x 3'8" (2.24m x 1.14m)



UPVC and glazed door; ceiling light fitting; wood effect laminate flooring; door to integral garage; door to hallway.

**HALLWAY**  
15'1" at widest x 9'7" at longest (4.61m at widest x 2.93m at longest)



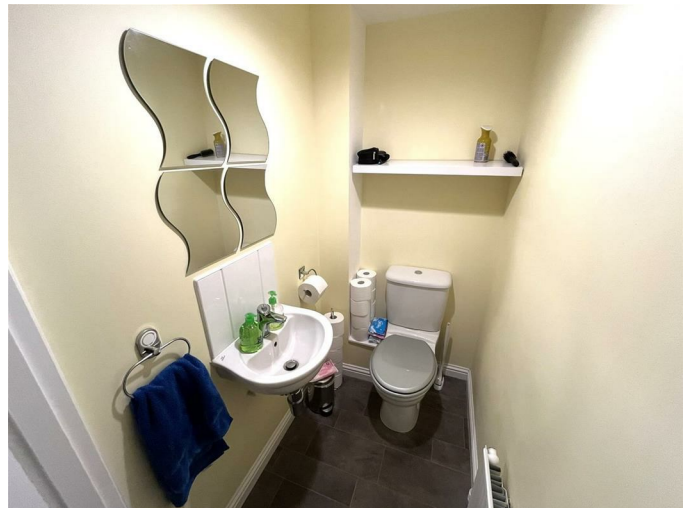
Two ceiling light fittings; wood effect laminate flooring; built-in under-stair storage cupboard; leads to dining kitchen, guest WC, open plan lounge/dining area and the staircase to the first floor.

**DINING KITCHEN**  
15'8" at longest x 10'2" at widest (4.78m at longest x 3.12m at widest)



Window to front; inset ceiling spotlights; tile effect vinyl flooring; modern fitted kitchen in a light wood effect with lighting beneath wall units; integrated fridge freezer; integrated dishwasher; built-in electric oven & grill; ceramic electric hob & hood; UPVC and glazed door leads out to the rear garden.

**GUEST WC**  
5'4" x 3'4" (1.63m x 1.04m)



Ceiling light fitting; extractor; tile effect vinyl flooring; WC & sink.

**OPEN PLAN LOUNGE/DINING AREA**

**DINING AREA**

9'2" x 8'2" (2.81m x 2.51m)



Window to rear; ceiling light fitting; wood effect laminate flooring.

**LOUNGE**

16'6" x 13'10" (5.03m x 4.22m)



Two windows to rear; ceiling light fitting; wood effect laminate flooring; French doors lead out to the rear garden.

**STAIRCASE & LANDING**

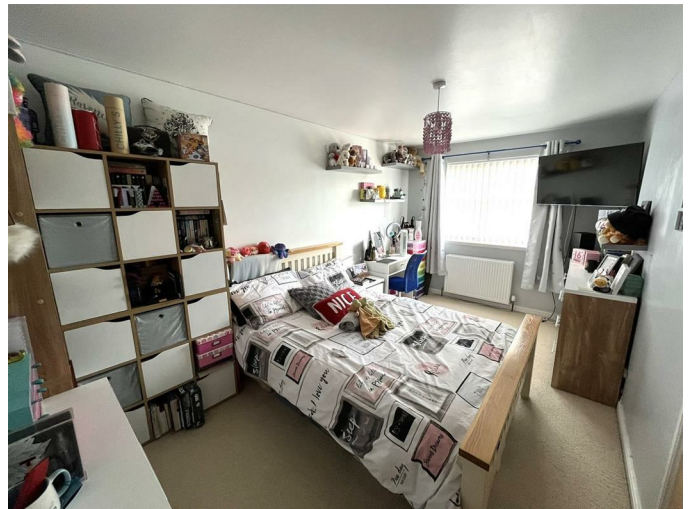
14'7" at longest x 3'11" (4.47m at longest x 1.20m)



Window to side; ceiling light fitting; fitted carpet; hatch to the loft space; leads to bedrooms 1-4 and family bathroom.

**BEDROOM 2**

15'7" x 8'9" (4.76m x 2.68m)



Window to front; ceiling light fitting; fitted carpet; built-in double wardrobe.



### **BEDROOM 1**

15'2" at widest x 11'10" at longest (4.63m at widest x 3.63m at longest)



Window to front; ceiling light fitting; fitted carpet; two built-in double wardrobes; door to en-suite shower room.

### **EN-SUITE SHOWER ROOM**

7'4" into cubicle x 4'10" (2.24m into cubicle x 1.49m)



Window to side; inset ceiling spotlights; extractor; tile effect vinyl flooring; WC, vanity mounted sink and double shower cubicle with mains fed shower.

### **FAMILY BATHROOM**

8'4" x 6'10" (2.55m x 2.10m)



Window to side; inset ceiling spotlights; extractor; tile effect vinyl flooring; WC, vanity mounted sink & bath with electric shower over; built-in cupboard housing the hot water tank.

### **BEDROOM 3**

11'11" at longest x 11'3" at widest (3.65m at longest x 3.44m at widest)



Window to rear; ceiling light fitting; fitted carpet; built-in double wardrobe.

#### BEDROOM 4

11'4" at longest x 8'7" at widest (3.46m at longest x 2.64m at widest)



Window to rear; ceiling light fitting; fitted carpet; built-in double cupboard.

#### INTEGRAL GARAGE

Single garage; utility area to rear with base & wall units; space & plumbing for washing machine & tumble dryer; wall mounted gas central heating boiler (installed 2020).

#### OUTSIDE



There is a loc-bloc driveway to the front providing off street parking and leading to the garage; outside water tap. There is a wooden shed to the right of the property. A wooden gate to the left of the property provides access to the fully enclosed rear garden. The rear garden is tiered on three levels. There is a paved area to the rear of the house with greenhouse & metal storage shed. Steps lead up to the first level of the

garden which is laid to lawn. There is an attractive bed laid to bark chips with mature shrubs. Steps lead up to a further third level of the garden which is laid to bark chips & lawn. There is an open outlook to the rear of the property.

#### NOTES

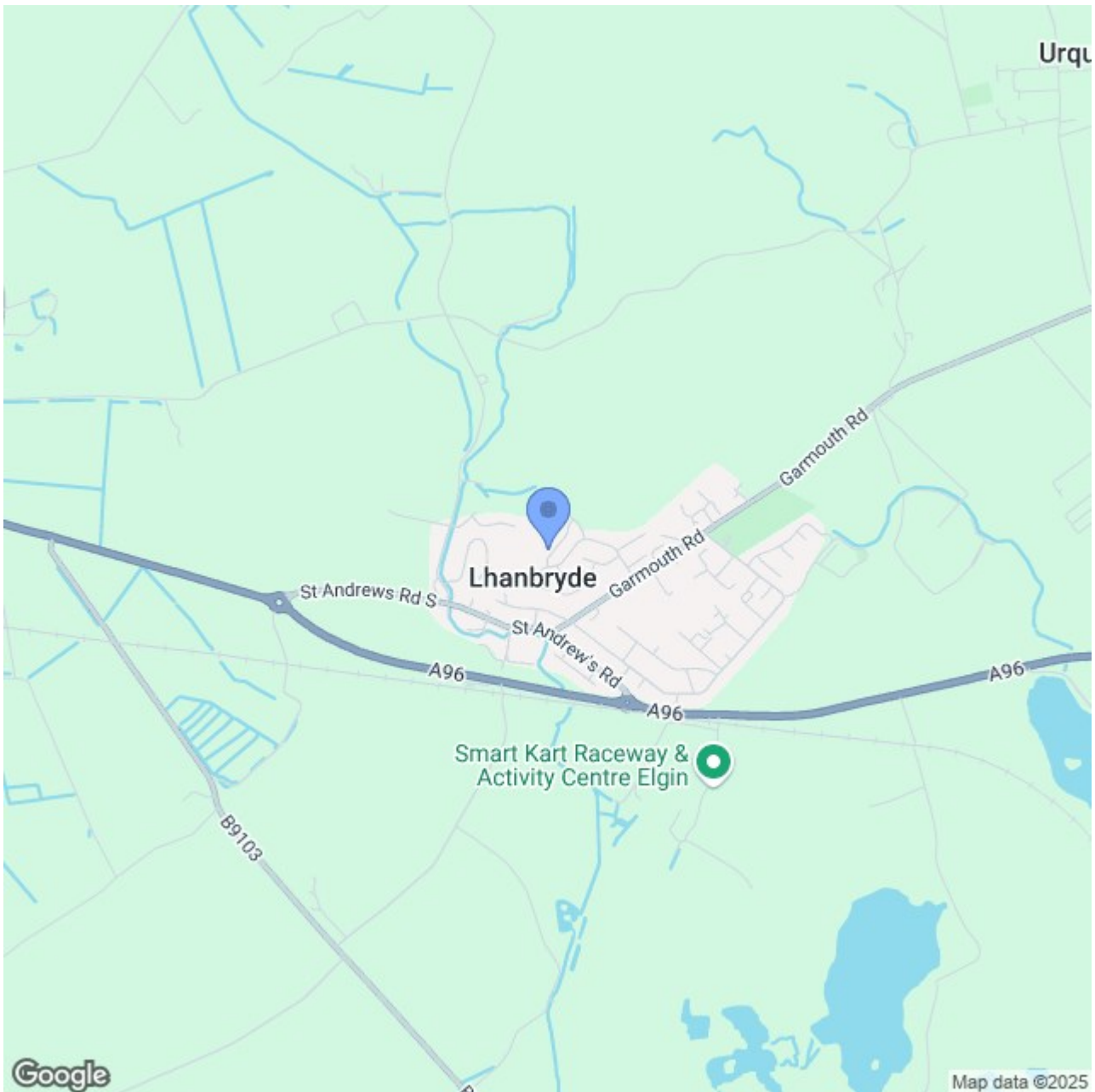


Included in the asking price will be all light fittings, all blinds, all family bathroom, en-suite & guest WC fittings, the built-in oven & grill, hob & hood, integrated dishwasher & fridge freezer in the kitchen and the wooden shed, metal shed and greenhouse in the garden.

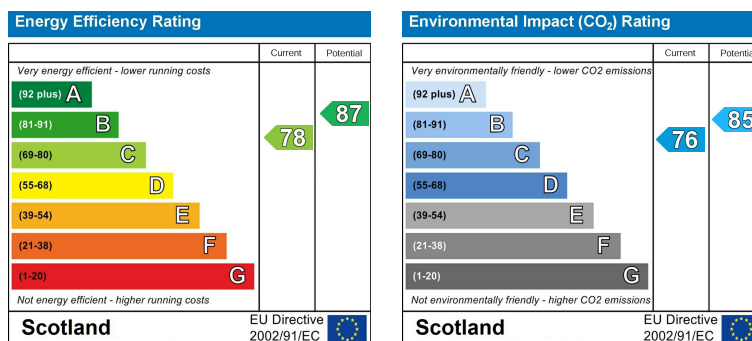
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150

## Area Map



## Energy Efficiency Graph



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