

STEWART & WATSON

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ROSE LODGE
20 DRUMBEG CRESCENT
LHANBRYDE, IV30 8JS



Detached Bungalow

- Popular residential cul-de-sac close to shop & schools
- Spacious accommodation with full D.G & mains gas C.H
- Hallway, Large Lounge, Dining Room, Sun Porch
- Shower Room, Kitchen & possible 3 Bedrooms.
- Enclosed gardens surrounding. Driveway. Garage & Shed.

Fixed Price £220,000
Home Report Valuation £230,000

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ROSE LODGE, 20 DRUMBEG CRESCENT, LHANBRYDE, IV30 8JS

TYPE OF PROPERTY

We offer for sale this detached bungalow, which is situated at the end of a residential cul-de-sac within the popular village of Lhanbryde approximately 4 miles to the east of Elgin. The property is conveniently placed for the local shops and Primary School. This home offers, well appointed accommodation on one level and benefits from double glazing and mains gas central heating (with the exception of the sun porch). The owners have presented the property well and all fitted floorcoverings, any curtains, window blinds and light fittings will remain and are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Double built-in cupboard with fitted shelf, hanging rail and gas central heating boiler. Door to the lounge.

Lounge

5.10 m x 3.58 m

Spacious room with large, front facing window. Wooden fire surround with inset electric fire. Doors to the vestibule and dining room.



Dining Room

3.57 m x 2.50 m

Side facing window. Open plan to the kitchen. Doors to the inner hallway, sitting room/bedroom 3 and lounge.



Kitchen**3.26 m x 2.59 m**

Side facing window. Fitted with a modern selection of base and wall mounted units in a beech effect finish and black gloss countertops. Integrated hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door allowing access onto the driveway at the side of the property.

**Sitting Room/Bedroom 3****2.62 m x 2.54 m**

Double glazed door to the sun porch. Built-in cupboard with fitted shelf and hanging rail. Most recently used as a sitting room but providing space for use as an additional bedroom.

**Sun Porch****4.95 m x 2.26 m**

Attached to the side of the property with windows on all three sides enjoying views over the garden areas.

**Inner Hallway**

This area has doors to the dining room, shower room and both bedrooms. Built-in cupboard with airing shelving and the hot water tank. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.85 m x 2.92 m

Rear facing French doors allowing access to the patio area in the rear garden. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bedroom 2

3.28 m x 2.71 m

Double bedroom with rear facing window. Double built-in

wardrobe with sliding doors, fitted shelving and hanging rail.



Shower Room

2.60 m x 1.64 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Wet

wall panelling within the shower area and wall tiling within the remainder of the room. Heated towel ladder radiator.



OUTSIDE

The property occupies a good size site with garden areas to the front, side and rear. The gardens have been well tended and have areas laid in grass and some mature shrub borders creating privacy and a shelterbelt. At the rear of the property a paved patio area provides a super spot for alfresco dining and enjoying views over the rear garden. Rotary clothes dryer. Wooden garden shed.





Garage

Attached garage with up and over door allowing car access from the driveway at the front of the property. Side facing window. Wooden side door to the rear garden.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is registered as band C

EPC Banding

EPC= D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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