





LHANBRYDE

MORAY

4 Lady Margaret Drive is located off the main street in a peaceful cul de sac of Lhanbryde which lies only four miles east of Elgin.

The village is well known for being a welcoming and friendly community, the curving main street of St. Andrews Road passes between picturesque cottages and houses and has a good range of local amenities nearby.

The city of Elgin which is a short drive away is a cathedral city and is situated on the A96. Elgin provides all the facilities one would expect with modern-day living. Excellent educational establishments are available locally including school and higher education along with the world-famous Gordonstoun School nearby.



4 LADY MARGARET DRIVE

LHANBRYDE, MORAY

McEwan Fraser Legal are delighted to present to the market this large family home located in the quiet village of Lhanbryde 4 miles east of Elgin. A spacious home with many pleasing features that provides generous accommodation, ideal for a large family.

The property is over two levels entering the property via an entrance hall. The ground floor comprises three good size bedrooms the main bedroom has excellent full-width wardrobes and a Jack n Jill en-suite. A formal dining room which leads to a family lounge which has a lovely feature stone fireplace open plan into a large conservatory and out the rear decking and garden beyond. There is a generous kitchen which has ample base and wall units with a large Gas cooker plus breakfast bar. A generous utility room with access to the rear garden. Finally, a WC completes the ground floor accommodation. There are two stairways to the upper accommodation – the back

stairway located near the utility leads to the office space. The main stairway accessed from the entrance hall leads to the two further double bedrooms and a family shower-room with dual sinks. The property benefits from excellent storage cupboards and wardrobes on both floors.

Additionally, there is a large fully enclosed rear garden laid mainly to lawn with a mixture of flowers, plants, shrubs and boundary hedges. Included is a large patio which is ideal for outside dining. The garden includes a summer house plus two garden sheds complete with a decked area. The front garden area is fully stone chipped and comfortably provides parking for 8+ cars plus a woodshed.

A large single garage has been converted to a Nail Salon but could easily be a studio or work from a home office or returned to a garage.





SPECIFICATIONS

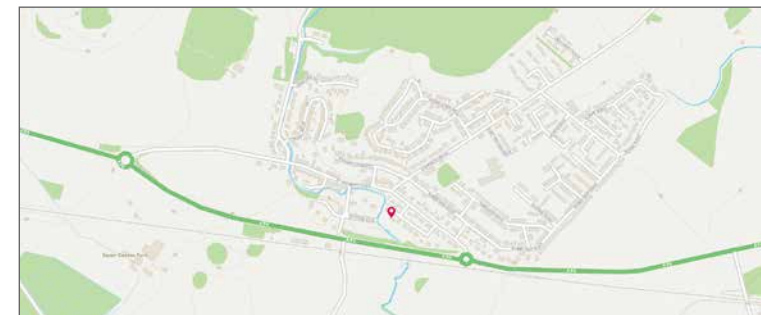
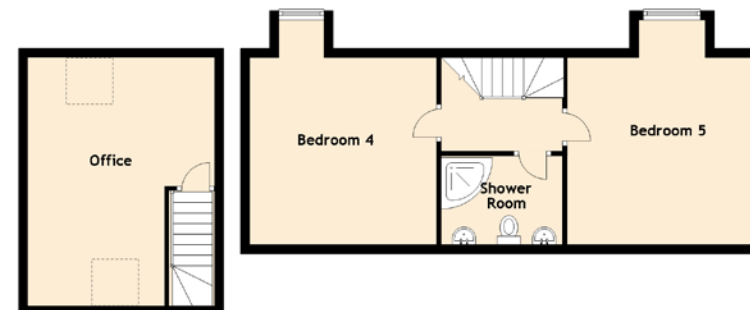
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen	4.20m (13'9") x 4.00m (13'1")
Dining Room	3.90m (12'10") x 3.30m (10'10")
Conservatory	4.40m (14'5") x 3.21m (10'6")
Utility	2.90m (9'6") x 2.00m (6'7")
WC	2.00m (6'7") x 0.80m (2'7")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.00m (3'3")
Salon	5.80m (19') x 2.60m (8'6")
Bedroom 3	3.80m (12'6") x 2.00m (6'7")
Bedroom 4	4.40m (14'5") x 4.00m (13'1")
Bedroom 5	4.00m (13'2") x 4.00m (13'1")
Shower Room	2.60m (8'6") x 1.90m (6'3")
Office	5.31m (17'5") x 4.00m (13'1")

Gross internal floor area (m²): 222m²
EPC Rating: D





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Part
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