

# Umtali, Burnside Road

LHANBRYDE, ELGIN, MORAY, IV30 8PA



*This high-calibre modern property has been maintained to the highest standards*



01343 610 444



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to offer a rare opportunity to purchase a walk-in condition two-bedroom (converted from a three-bed) semi-detached bungalow with a two-car drive and garage on Burnside Road, Lhanbryde. It is ideally located for Lhanbryde Primary School, the A96 and Elgin.

# THE LOUNGE



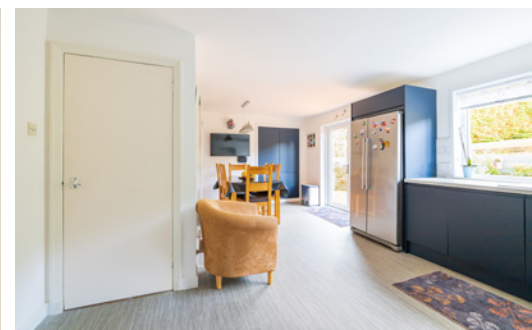
The accommodation comprises an entrance vestibule to the hall where all accommodation is accessed. The family lounge is comfortable and carpeted with a full-width window and a feature open fireplace that is ready to be fitted with a woodburning stove or could be opened up as a traditional fireplace.



# THE KITCHEN/DINER



The well-equipped kitchen/diner (incorporating the former third bedroom) has a separate dining area with multiple storage options and a patio door leading to the enclosed rear garden. The ultra-modern Howden kitchen is complete with a Quooker tap and integrated gas hob, double oven, larder fridge, dishwasher and fridge/freezer, as well as a pantry cupboard and vertical radiators. Off the kitchen, a valuable utility cupboard and the back door give easy access to the single garage.





On the left of the freshly carpeted and decorated hall are two double bedrooms; one has wardrobe storage, and the second doesn't but is large enough for a standalone wardrobe. Between the two double bedrooms is the "Decora" refurbished family bathroom, finished to an exacting standard with a double shower, full shower splashback vinyl floor and heated towel rail; it feels fresh and airy with ceiling lights. Additionally, the hall has a sizeable store cupboard.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





The front of the house is picturesquely elevated above the road by stone rockery (full of mature shrubs and alpine plants) with a small burn flowing below. A two/three car drive offers off-road parking around the garage, which has power with an up-and-over door. A path accesses the rear garden by the garage; it benefits from raised wooden decking. The tiered garden is full of colour even at this time of year and could be developed further by the new owners. The garden is securely wrapped by a mature hedge and offers a safe and private space for pets and children.

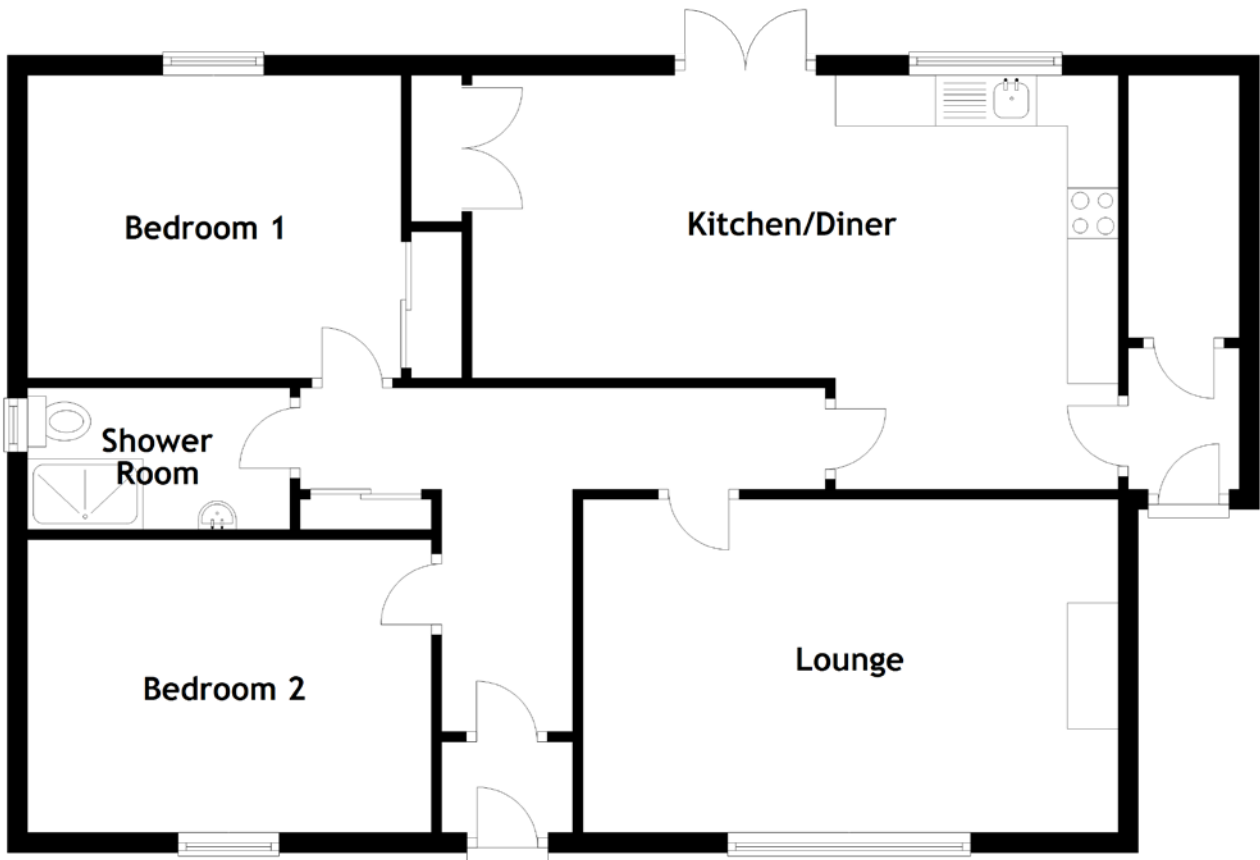
This high-calibre modern property has been maintained to the highest standards, with all refurbishments/renovations being carried out in the last 9 months, and offers gas central heating with a new Worcester Combi boiler with Hive controls, new doors and uPVC double glazing, new floor coverings, curtains and blinds, and 50Mbps broadband download speeds. off-road parking and a fully enclosed garden. This bungalow would make an ideal family home or buy-to-let investment.

## EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

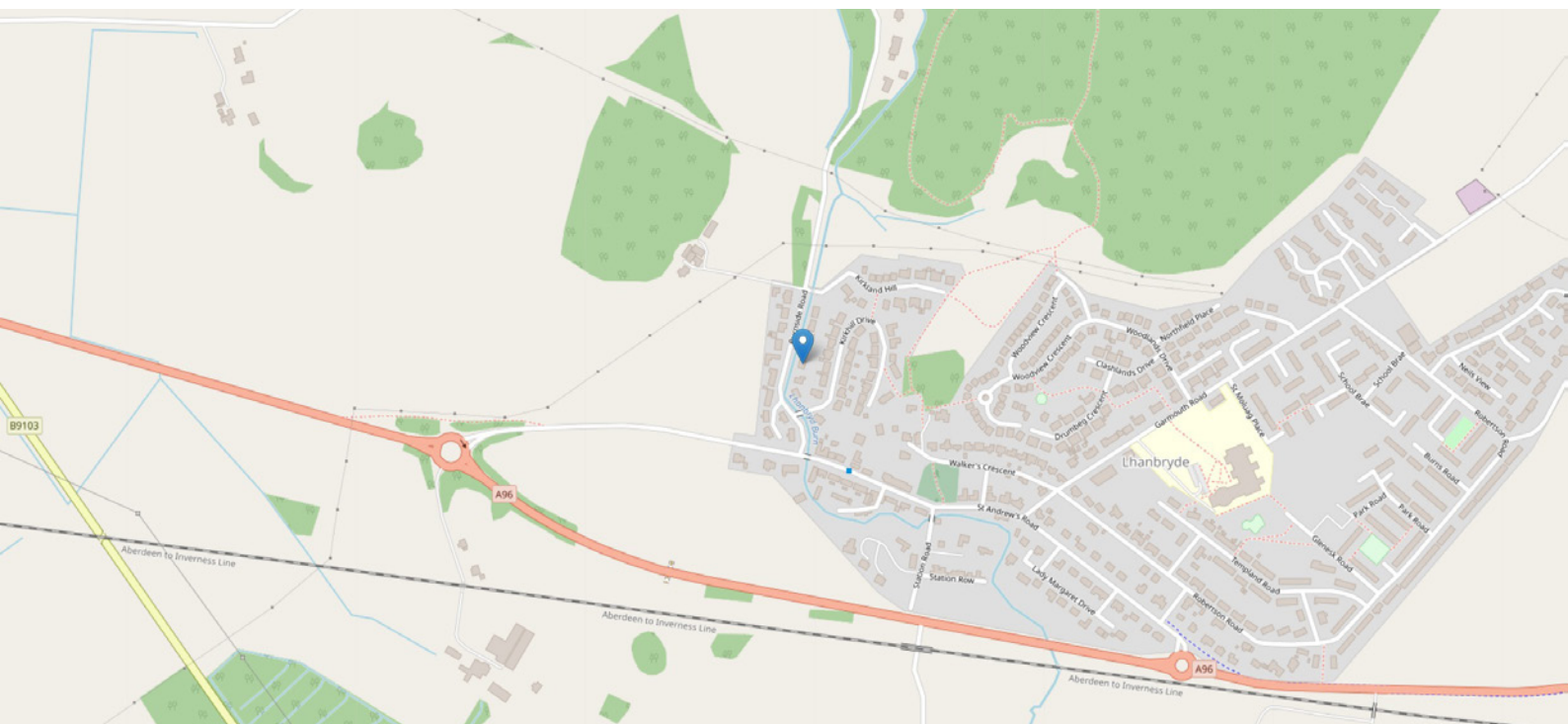


Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 3.30m (10'10")  
Kitchen/Diner 6.40m (21') x 4.10m (13'5")  
Shower Room 2.60m (8'6") x 1.40m (4'7")

Bedroom 1 3.70m (12'2") x 3.00m (9'10")  
Bedroom 2 4.00m (13'1") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Umtali is located off the main street on the western fringe of Lhanbryde on a peaceful road 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 situated on the A96. Elgin provides all the facilities one would expect with modern-day living. It boasts numerous leisure facilities, including swimming pools, local golf courses, Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores. Excellent educational establishments are available locally, including higher education, with the world-famous Gordonstoun School nearby.

Lhanbryde has easy access to the A96, which gives a direct route to Aberdeen, approximately sixty-five miles to the east and about forty miles from Inverness to the west. There is also the cycle path into Elgin and to Fochabers in the East.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01343 610 444

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.