

45 Woodlands Drive

LHANBRYDE, ELGIN, IV30 8JU



This modern property exudes quality and offers spacious family living. It is in a sought-after location in the popular residential area of Woodland Drive, Lhanbryde



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McEwan Fraser Legal is delighted to offer the market an immaculate walk-in condition three-bedroom (semi-detached) family home. This modern property exudes quality and offers spacious family living. It is in a sought-after location in the popular residential area of Woodland Drive, Lhanbryde.

THE LOUNGE



The entrance hall leads to all accommodations immediately on your left is a useful WC; the hallway is laminate flooring with the staircase leading to the first floor. On the right is a spacious, bright lounge that features neutral decor, laminate flooring and a useful large under-stairs cupboard.

THE KITCHEN/DINER



Moving through to the kitchen/diner is beautifully fitted in an open plan arrangement with multiple wall and base mounted units with contrasting worktop surfaces, quality integrated appliances, and access to the garden via the rear patio door that opens to the fully enclosed rear garden.





From the hall, the staircase leads to the first-floor landing. On the first floor, you have two double bedrooms with fitted wardrobes and a child's bedroom or home office space. A family bathroom with a shower over the bath and a partially tiled splashback completes this floor.

The property benefits from full uPVC double glazing, gas central heating and quality fitted floor coverings with a neutral colour scheme.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



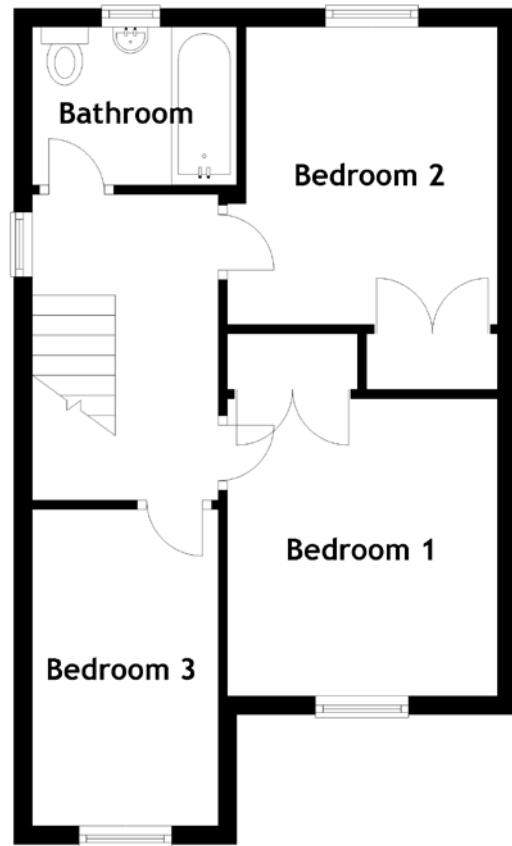
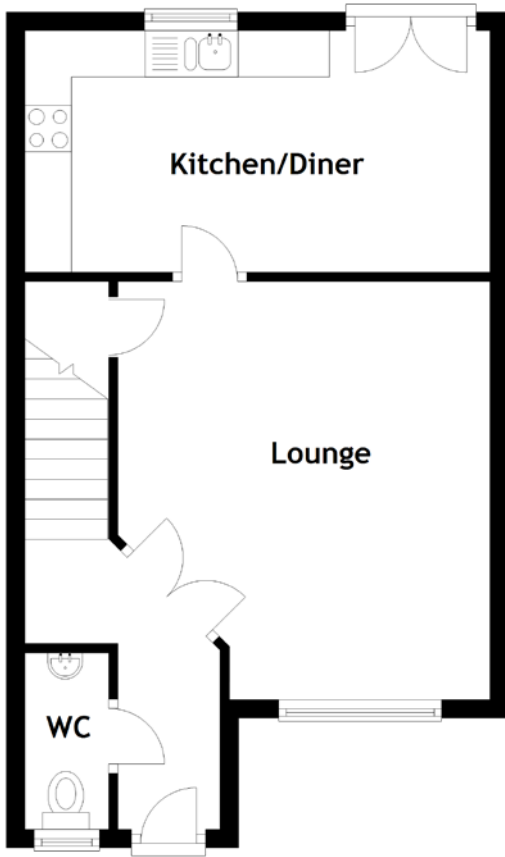
Externally off-road car parking is available on the drive. The front garden is laid to lawn with a path that provides access to the rear garden via a wooden gate. A large rear garden is fenced on all sides, mainly lawn with a stone patio and an excellent timber decked area with rope rails; a fantastic secure place for children and pets alike is perfect for entertaining and enjoying the sun.

A viewing is essential to appreciate this property's quality.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

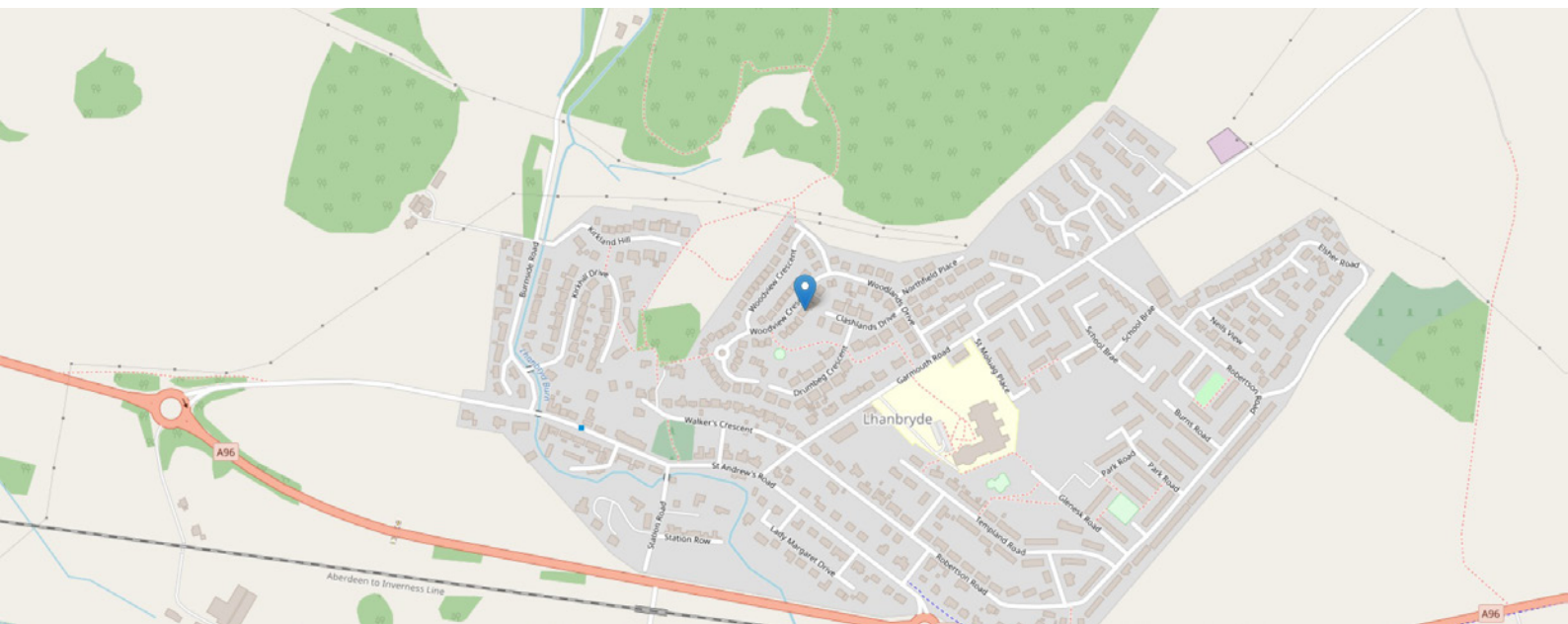
Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen/Diner	5.00m (16'5") x 2.60m (8'6")
WC	1.90m (6'3") x 0.90m (2'11")
Bathroom	2.20m (7'2") x 1.70m (5'7")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")

Bedroom 3

3.40m (11'2") x 2.00m (6'7")

Gross internal floor area (m²): 78m²
EPC Rating: C

Extras: Carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, oven, hob and 2 sheds in the garden.



THE LOCATION

45 Woodland Drive is located off Garmouth Road in the peaceful village of Lhanbryde, within easy commuting distance of Elgin and RAF Lossiemouth, and a short walk to Lhanbryde Primary School. 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. It boasts numerous leisure facilities, including health clubs, swimming pools and local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores can be found in and around the city.

Lhanbryde has easy access to the A96, which gives a direct route to Aberdeen, which is approximately sixty-five miles to the east and approximately forty miles from Inverness to the west.



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