



**Caddam Lodge Station Road, Lhanbryde, IV30 8PY**  
**Offers Over £270,000**

 3 
  1 
  4 
  D





Nestled in a tranquil enclave on Station Road, Lhanbryde, this charming detached house offers a delightful blend of comfort and convenience. Built in 1982, this split-level property spans an impressive 1,539 square feet, providing ample space for family living.

The home features four well-appointed reception rooms, allowing for versatile use whether for entertaining guests or enjoying quiet family time. The three spacious bedrooms are designed to offer a restful retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is its beautiful garden, which provides a serene outdoor space perfect for relaxation or gardening enthusiasts. The drive-in double garage adds practicality, ensuring ample parking and storage options. Additionally, the conservatory off the kitchen and the garden room off the lounge create inviting spaces to enjoy the surrounding views and natural light throughout the year.

Situated just a few minutes' drive from Elgin, Moray's County town, residents will appreciate the easy access to local amenities, including shops, schools, and recreational facilities. Furthermore, the new Coop is only a five-minute walk away, enhancing the convenience of daily living.

This property is ideal for those seeking a peaceful lifestyle without sacrificing proximity to urban conveniences. With its unique features and lovely setting, this home is a rare find in the market.





### **Lower Ground Floor Entrance Vestibule**

4'0" x 6'7" (1.23 x 2.02)

Feature stone steps lead to the entrance on the lower ground floor level of the property. Entrance with door to :-

### **Lower Ground floor Reception Hall**

11'3" 11'3" (3.45 3.44)

Open Reception hall giving access to the Cloak Room and Study along with the Garage. Also open tread staircase to the upper ground floor landing.

### **Cloak Room and WC**

6'11" x 2'10" & 7'0" x 3'2" (2.11 x 0.87 & 2.14 x 0.99)

Again, on the lower ground floor, very handy Cloak Room for coats and footwear along with guest wc.

### **Study**

9'4" x 6'5" (2.87 x 1.98)

Useful Study with front facing (North) window and fitted desk. Door to :-

### **Store and Boiler Room**

3'7" x 6'4" (1.11 x 1.95)

Excellent fitted storage and Boiler room with Vaillant combi boiler.

### **Upper Ground floor Landing**

Landing giving access to the Lounge and Kitchen. Also stairwell continues to the first floor.







### **Kitchen**

7'6" x 13'10" (2.29 x 4.24)

Fitted Kitchen with full range of fitted units, work surfaces and splashback tiling. Sink with mixer tap and drainer below window overlooking the rear garden. Integral gas hob, oven and grill as well as larder fridge and dishwasher.

### **Conservatory**

8'11" x 8'5" (2.72 x 2.59)

Lovely addition to the home with full height fixed windows (one which opens) all round and door to garden.

### **Lounge**

19'5" x 13'4" (5.92 x 4.08)

Generous and nicely proportioned Lounge with large East facing picture window. Glazed door with fixed panels to both sides open into the :-

### **Sun Lounge**

19'1" x 8'0" (5.84 x 2.44)

Bright garden room with tiled flooring and large windows capturing views over the garden. French doors open onto the patio.

### **Dining Room**

11'5" x 9'0" (3.48 x 2.76)

Versatile Room - excellent scope to open up to the kitchen (subject to planning consents). Rear facing window. Serving hatch to Kitchen.

### **Upper Landing**

20'11" x 3'5" (6.4 x 1.06)

Upper landing with cupboard.





### Bedroom 1

10'9" x 9'9" (3.3 x 2.99)

Double bedroom with fitted storage to one wall combining hanging rail, open shelving and vanity mirror - fronted by 4 louvre doors. North facing window.

### Bedroom 2

9'7" x 13'5" (2.93 x 4.09)

Double bedroom

### Bathroom

8'4" 9'8" (2.56 2.96)

Family Bathroom with bath, separate quadrant shower cubicle with Mains shower. Vanity wash hand basin with storage and wc. Tiling to half height and high level North facing window.

### Bedroom 3

9'9" x 13'6" (2.98 x 4.13)

Double Bedroom with East facing window.



abs  
estateagents



abs  
estateagents



abs  
estateagents



### Garage

19'2" x 13'9" (5.86 x 4.2)

Double Garage with electronic roller door. Light and power. Rafter storage. Plenty room for laundry appliances and storage.

### Front Garden

Approached via a long gravel driveway, the property is set back and surrounded by mature greenery, offering a private and welcoming entrance. A spacious gravelled area in front of the house provides ample parking and leads to the integral garage, which is generous in size with additional utility space. The front garden enjoys a large expanse of lawn surrounded by mixed established shrub beds.

### Rear Garden

Mature and well presented terraced rear garden with plenty colourful planting interspersed with pathways.

### Fixtures and Fittings

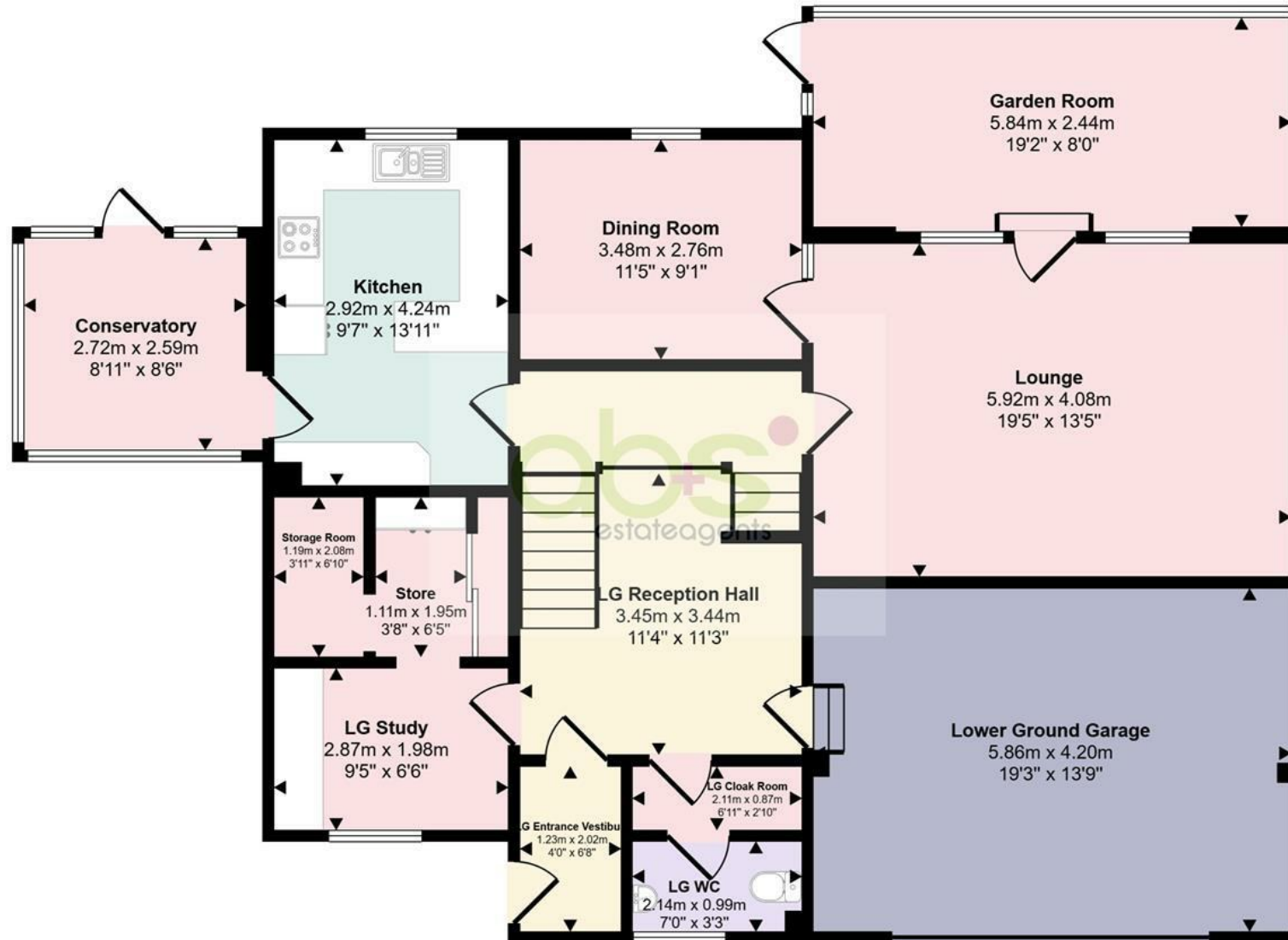
The property is being sold as seen with all the fixtures and fittings along with the appliances in situ.

### Home Report

The Home Report Valuation as at August, 2025 is £270,000, Council Tax Band E and EPI rating is D.





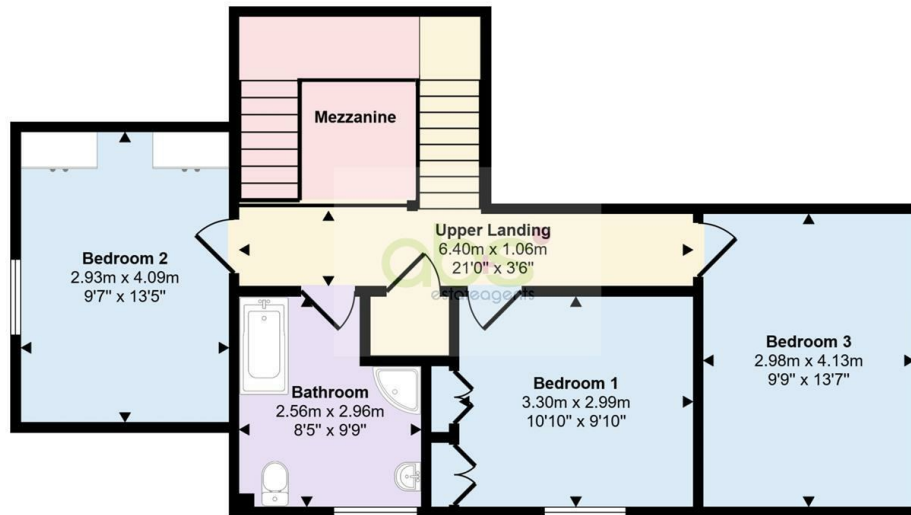


## Lower and Upper Ground Floor

Approx 136 sq m / 1459 sq ft

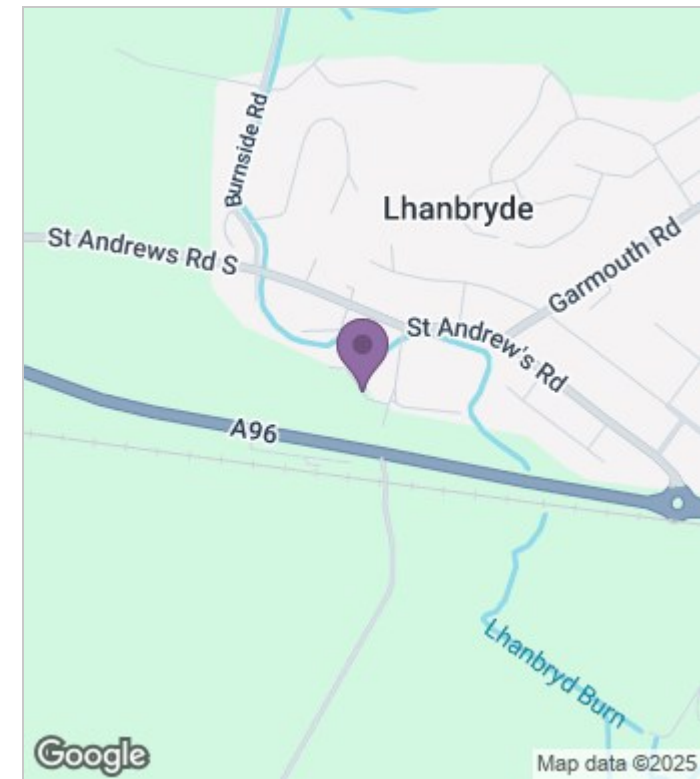
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





First Floor  
Approx 54 sq m / 585 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.