



Wychwood Woodlands Lane, Elgin, IV30 4AE

Offers Over £310,000

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Located in Woodlands Lane, Elgin, this detached house offers a practical living space at a competitive price. Built in the 80's, the property features a spacious lounge/dining room and a well-equipped dining kitchen. The layout includes five double bedrooms, two of which have ensuite shower rooms, providing convenience for larger households.

The property boasts additional features such as a family bathroom and balconies accessible from two of the bedrooms, offering outdoor space to enjoy. A good-sized garden provides ample room for outdoor activities or relaxation. The driveway ensures easy parking for residents and guests alike.

Elgin is known for its community spirit and offers various amenities suitable for families and individuals. Bishopmill Primary and Elgin Academy are nearby and provide educational options within easy reach, contributing to the area's appeal. The town's transport links make commuting straightforward for those working in nearby areas.

This property presents a unique opportunity for buyers looking for space and practicality in Elgin. Act quickly to explore this residence and secure your next home.

Entrance Vestibule

7'8" x 3'4" (2.34m x 1.03m)

Front door to Vestibule. Built-in cupboard. Glazed door to:-

Hallway

Storage cupboard. Doors to Utility Room, Bedroom 2 and staircase to upper floor.

Utility Room

11'2" x 8'2" (3.42m x 2.51m)

Doors to Kitchen, Lounge and rear garden. Sink and drainer beneath window to the rear. Plumbing for washing machine.

Lounge/Diner

16'6" x 23'8" (5.03m x 7.22m)

Substantial room with ample space for lounge and dining furniture. Patio doors to the side and window to the front. Built-in area for a tv.

Kitchen/Diner

18'10" x 10'3" (5.76m x 3.14m)

Fitted with a range of wood fronted base and wall mounted units. Plumbing for dishwasher. Space for fridge freezer. Integrated oven and hob. Two windows to the rear.

Bedroom 2

15'5" x 9'8" (4.71m x 2.97m)

Double bedroom with window to the front. Built-in cupboard. Door to:-

Ensuite Shower Room

7'3" x 3'11" (2.23m x 1.20m)

Shower cubicle with mains shower, wash hand basin set in vanity unit and WC.

Upper Landing

Carpeted staircase leads to the landing. Doors to Master Bedroom, Bathroom and Bedrooms 3, 4 and 5. Built-in cupboard.





Master Bedroom

17'10" x 13'6" (5.45m x 4.12m)

Good-sized double bedroom with French doors and glazed side panels with blinds and voile curtains leads out to the balcony. Window to the side with roller blind.

Ensuite Shower Room

7'5" x 7'8" (2.27m x 2.36m)

Shower cubicle with mains shower, wash hand basin set in vanity unit and WC.

Bedroom 3

14'6" x 10'6" (4.44m x 3.22m)

Double bedroom with French doors and glazed side panels with blinds leads out to the balcony. Window to the side with roller blind.

Bathroom

8'9" x 8'6" (2.67m x 2.61m)

Well-appointed bathroom fitted with a double ended bath, wc and wash hand basin. Tiling to dado height.

Bedroom 5

9'7" x 12'5" (2.94m x 3.80m)

Double bedroom with window to the rear, fitted with roller blind.

Bedroom 4

16'3" x 9'8" (4.97m x 2.97m)

Double bedroom with window to the front. Two built-in cupboards.

Storage Room

18'8" x 8'7" (5.69m x 2.62m)

Outside

The property sits centrally in generous, well established, private and sheltered garden grounds which extend to an impressive 1/3 (approx) of an acre and is accessed by a driveway from Woodlands Lane. Laid to an established mix of mature bushes, shrubs and trees including a South facing area with productive fruit trees as well as the generous rear (West facing) with patio area. Also, further stone built garage. Outside water supply. The grounds offer excellent opportunities to extend throughout.

Fixtures and Fittings

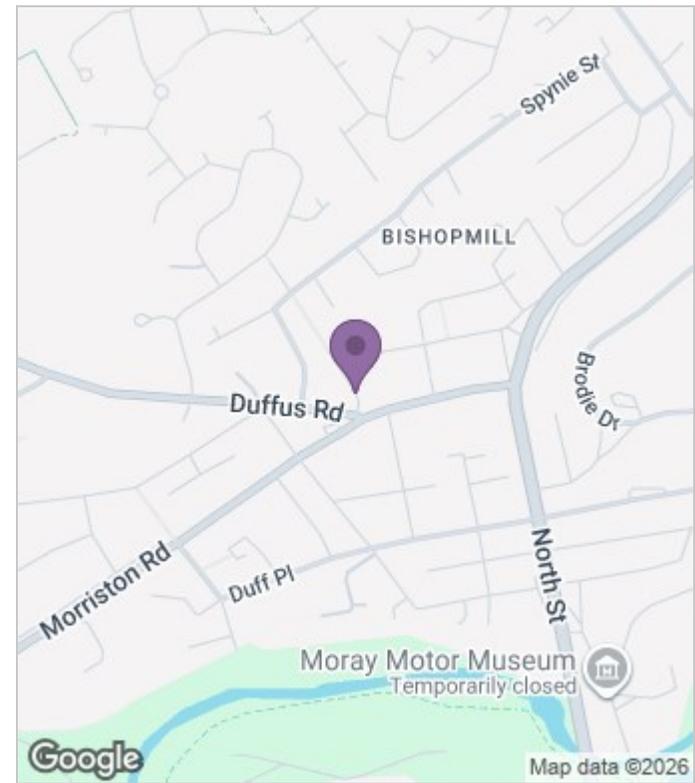
All fitted floor coverings, light fittings, curtains, blinds and integrated oven and hob are included in the sale.

Home Report

The Home Report Valuation as of February, 2026 is £310,000, Council Tax Band E and EPC rating is C.



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) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.

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