



Lyra Geo | Alves | Elgin | Moray | IV30 8XD

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# Lyra Geo, Alves, Elgin, Moray, IV30 8XD

- Superb 5 bedroom Detached Bungalow
- Parking for several vehicles
- Beautiful wrap around gardens
- Living Room/ Dining Room
- Kitchen Diner
- Conservatories Front & Rear
- Main Bedroom with En-Suite shower room
- 4 Further Bedrooms
- Family Bathroom
- Oil Heating and Double Glazing

## Summary

CCL are delighted to offer for sale this beautiful 5 bedroom bungalow set in a semi rural outskirts of the idyllic area of Alves and set well back from the main road and provides ideal family accommodation with plenty of outside space surrounded by well maintained gardens and countryside beyond. Ideally located for Alves Primary School and a short drive to the beautiful Moray Coast. The accommodation comprises entrance vestibule, hallway, living room with dining area, dining kitchen, conservatories situated to both the front and rear, Spacious main bedroom with large en-suite, four further bedrooms and a family bathroom. The property enjoys the benefits of double glazing and oil central heating. Beautiful large wrap around gardens and driveway to the front providing off-street parking for several cars. Early viewing is highly recommended to appreciate this truly unique property.





### Property

Spacious 5 Bedroom bungalow, with good accommodation all on one floor, with ramp access and beautiful well maintained gardens all round the property. The property is to be sold including all carpets and floor coverings, light fittings, all bathroom and en-suite fittings including the three free standing cupboards, the Range cooker and integrated dishwasher in the kitchen and the Elite greenhouse and three sheds in the garden. A new central heating boiler has been installed August 2023, which comes with a Worcester Bosch 7 year guarantee and will provide more cost effective and efficient heating.

Vestibule:

Entry to the property is via a double glazed exterior door, the vestibule has Karndean flooring a fitted cupboard housing the electric consumer units. Further door to the hallway.

Hallway:

Continues with the Karndean flooring, has two built-in storage cupboards, access hatch with pull-down ladder to the loft space.

Living Room/Dining Room (7.47m x 3.55m)

A lovely spacious room with attractive fireplace with marbled hearth and inset and wooden surround. Double French doors leads to the conservatory. The dining area has a side window and a ceiling velux and with double doors to the kitchen.

Conservatory (2.65m x 2.16m)

Situated off the living room a lovely bright room over looking the front garden.

Dining Kitchen: (4.90m x 3.25m)

Fitted with good range of base and wall units in light wood with contrasting dark work tops incorporating a stainless steel sink and drainer. Rangemaster cooker with electric oven and LPG gas 5 ring hob, integrated dishwasher, plumbing and space for washing machine and tumble dryer. Double aspect windows. Door to conservatory.

Conservatory: (3.28m x 2.36m)

A further conservatory accessed from the kitchen, which is fully glazed and over looks the rear garden.

Main Bedroom: (4.47m x 3.54m)

An extremely spacious room with French doors to front providing ramp access. A light room with a feature wall, double doors leads to the en-suite.

En-suite

Spacious en-suite shower room with window to rear. Wet-room style double shower enclosure with electric shower. White sink and WC, wall mounted towel radiator, three free standing cupboards and extractor fan.

Bedroom 2: (3.59m x 2.98m)

Double bedroom situated to the front with double built-in wardrobes and space for further free standing furniture.

Bedroom 3: (3.59m x 2.71m)

Again, situated to the front with double built-in wardrobe.

Bedroom 4: (2.71m x 2.70m)

Double bedroom this time to the rear, again with double built-in wardrobe.

Bedroom 5: (2.98m x 2.70m)

Situated to the rear a further double bedroom.

Bathroom: (2.69m x 2.56m)

Fitted with a 3 piece white suite with sink set in a vanity unit, separate shower cabinet with mains shower installed. Window to the rear, extractor fan and vinyl flooring.

### External

The property is set in beautiful garden grounds with a substantial driveway providing off-street parking for several cars. The well-maintained front garden is bound by a traditional wall, is laid to lawn with borders filled with flowers and shrubs. There is also a ramp which leads to the French doors, suitable for wheelchair access. The lawn area continues round the side of the property to a wooden fence with gate which gives access to the rear, also a further fence with gate provides access to the rear from the large driveway. The rear garden is mainly laid to lawn with an array of mature trees and shrubs, with borders of lovely colourful flowers, a further area laid in bark with further small trees and shrubs. Three wooden sheds and a greenhouse. External security lights are installed at front and rear.



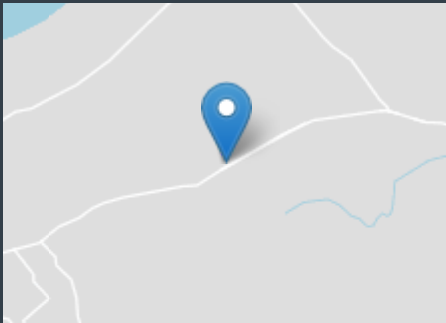










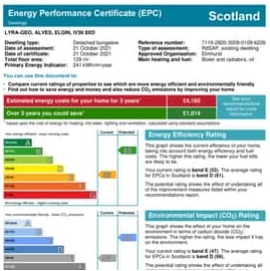


# GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.