




McEwan Fraser Legal
Solicitors & Estate Agents
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18 Drumbeg Crescent

LHANBRYDE, ELGIN, IV30 8JS



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18 Drumbeg Crescent is located off the Garmouth Road in a peaceful cul de sac of Lhanbryde 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 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.

18 DRUMBEG CRESCENT

LHANBRYDE

McEwan Fraser Legal are delighted to bring to the market this two-bedroom semi-detached bungalow on a lovely corner plot at the end of a quiet cul-de-sac in the peaceful village of Lhanbryde offering immediate availability.

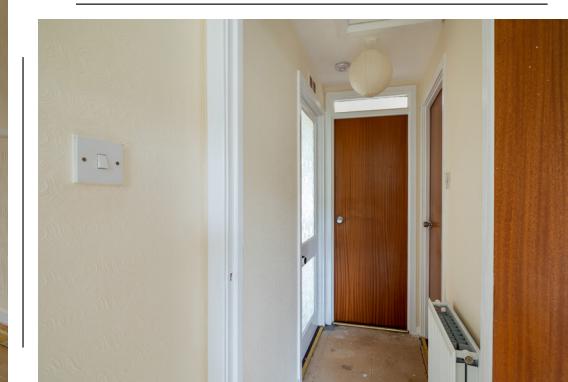
The property offers bright and spacious family living all on one level. Entering via a vestibule including a double storage cupboard which leads to a large lounge diner which is light and airy due to the full room width UPVC windows. Then from a small hall, you access a medium-sized kitchen - which whilst functional would benefit from updating there is space for a washing machine plus a cooker. Off the hall is a family bathroom with shower over bath plus two double bedrooms one with a double wardrobe the second a single cupboard.

The property has been freshly painted including skirting boards and doors - carpets have also been

removed providing the next owner with a blank canvas to personalise their new home.

In addition to this, the property benefits from a fully enclosed rear garden laid to lawn with direct access to the garage. The front garden wraps around the property and is laid to lawn. There is a high-quality lock block driveway (with outdoor tap) leading to the single garage and provides off road parking. The house has gas central heating and white UPC double glazed windows. The primary school is only four minutes walk, and the modern Co-Op convenience store is only 10 minutes' walk away.

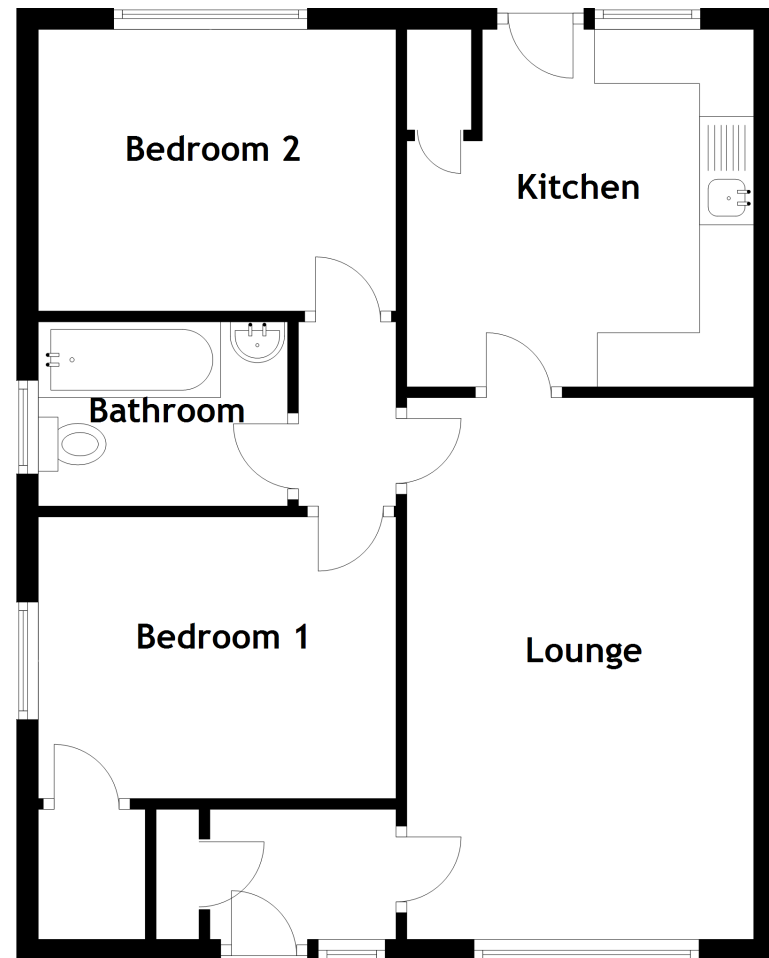
The property would be an excellent purchase for a first time buyer seeking a development opportunity or someone looking to downsize to a smaller home. Viewing is recommended to appreciate the strength of location and potential for the accommodation on offer.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

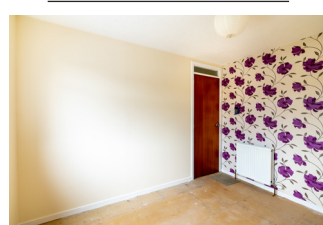
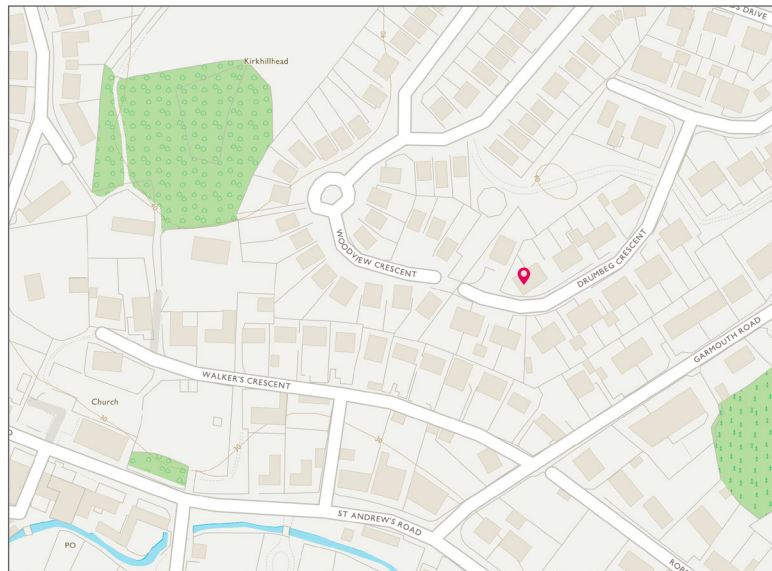


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 5.00m (16'5") x 3.20m (10'6") |
| Kitchen | 3.30m (10'10") x 3.20m (10'6") |
| Bedroom 1 | 3.30m (10'10") x 2.60m (8'6") |
| Bedroom 2 | 3.30m (10'10") x 2.60m (8'6") |
| Bathroom | 2.30m (7'7") x 1.70m (5'7") |

Gross internal floor area (m²): 46m²

EPC Rating: C





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Part
Exchange
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