



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **7 Drumbeg Crescent, Lhanbryde, IV30 8JS**

**£150,000**

Situated in a popular and quiet residential area of Lhanbryde, this two bedroom semi-detached bungalow would make an ideal first time buy or retirement purchase. The accommodation comprises entrance vestibule, hallway, lounge/diner, kitchen, conservatory, two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garage, garden and driveway.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>

**ENTRANCE VESTIBULE**

6'3" x 4'3" (1.91m x 1.32m)

uPVC and glazed entrance door; spacious built- in cloak cupboard; fitted carpet; inset ceiling spotlight.

**LOUNGE/DINER**

19'3" x 9'11" (5.87m x 3.03m)



Window to front; fire surround; fitted carpet; inset ceiling spotlights; ceiling light fitting.

**INNER HALLWAY**

Built-in cupboard housing the gas central heating boiler; fitted carpet; hatch to the fully floored loft space with pull down ladder.

**KITCHEN**

9'8" x 9'5" (2.95m x 2.88m)

Window to side; fitted kitchen in Pine effect; built-in single electric oven; hob and hood; Bush washing machine; under counter Hotpoint freezer and fridge; vinyl flooring; ceiling light fitting.

**BATHROOM**

8'2" x 6'2" (2.50m x 1.89m)



Window to side; bath; sink; WC and spacious shower cubicle with Mira electric shower; fitted carpet; ceiling light fitting.

**BEDROOM 2**

9'5" x 9'4" (2.89m x 2.87m)



Window to rear; fitted carpet; ceiling light fitting.

**BEDROOM 1**

10'0" x 9'11" (3.07m x 3.03m)



French doors lead to the Conservatory; built-in wardrobe; fitted carpet; ceiling light fitting.

**CONSERVATORY**

10'2" x 9'5" (3.11m x 2.89m)



Glazed on two sides; door to the rear garden; vinyl flooring; wall light fitting.

**GARAGE**

Up and over door; power & light; personnel door to the rear garden.

**OUTSIDE**



The garden to the front is fully enclosed and laid with low maintenance gravel and paving. A driveway provides parking for at least two cars and leads to the garage. The rear garden is also fully enclosed and terraced on four levels; Patio area directly behind the house; Patio area with clothes poles and ropes and greenhouse on the 2nd level; the 3rd level has been laid with decorative paving and gravel and planted with mature shrubs and trees, a border was used for vegetable planting in the past; level 4 has also been laid with decorative paving and gravel and bordered by mature shrubs.

**NOTES**

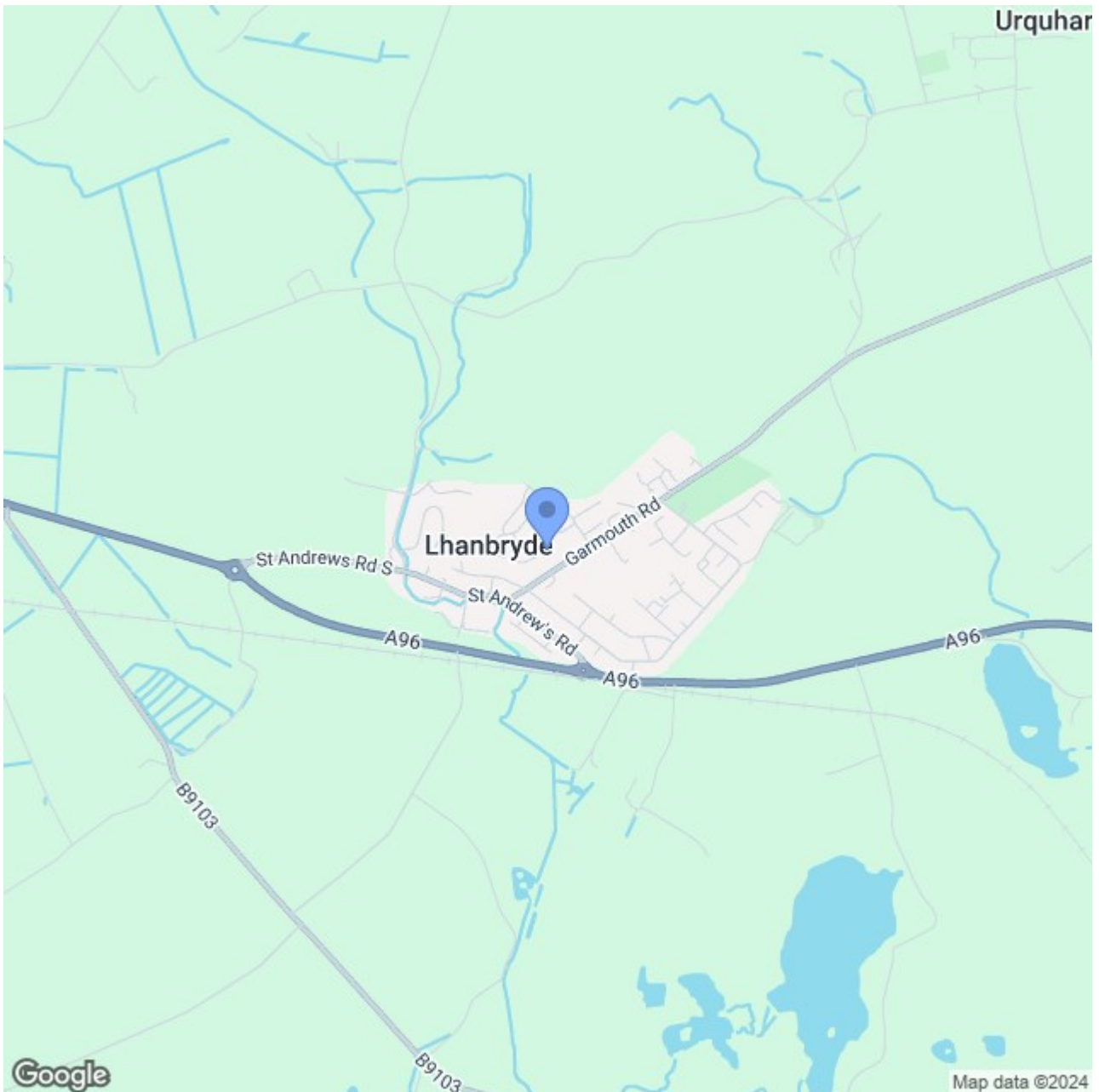
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the built-in electric oven, hob and hood, Bush washing machine; Hotpoint freezer and fridge in the kitchen and the greenhouse in the garden.

Council Tax Band: B

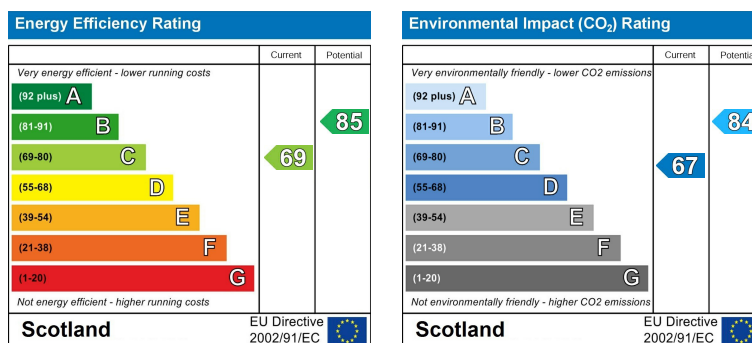
Viewing Contact Selling Agent on 01343 555150



## Area Map



## Energy Efficiency Graph



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.

**Harper Macleod LLP**, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

**Tel:** 01343 555 150 **Email:** [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>