



**25 Drumbeg Crescent, Lhanbryde, IV30 8JS**  
**Offers Over £155,000**

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**abs**<sup>+</sup>  
estateagents



Enjoying a peaceful cul-de-sac setting on Drumbeg Crescent, this well-presented semi-detached bungalow offers easy living just minutes from Elgin. Inside, a bright lounge, sunlit kitchen, two bedrooms, and a bathroom provide a comfortable layout, complemented by gas central heating and double glazing.

Outside, the private front garden and south-facing rear garden offer ideal spots to relax, while the driveway, garage, and attached shed deliver excellent parking and storage. A sought-after home in a desirable location — perfect for first-time buyers, downsizers, or anyone seeking single-level living.

### Entrance Vestibule

3'8" x 4'7" (1.14 x 1.4)

Neat entrance to the property. Double cloak cupboard which also houses the combination central heating boiler. Ceiling light fitting, radiator and carpet. Glazed door to :-

### Lounge

9'11" x 15'6" (3.04 x 4.74)

Nicely decorated and presented with front facing picture window bringing in great natural light. Focal point decorative fireplace with electric fire. Ceiling light fitting, radiator and carpet.

### Kitchen

7'3" max x 10'3" max (2.21 max x 3.13 max)

Light, bright and sunny kitchen, again with wonderful natural light afforded by a large picture window overlooking the delightful rear garden and a glazed back door with lovely design feature. Full range of fitted units with worktops. Integral oven, gas hob and hood. Space for the usual appliances and room for small table and chairs. Generous larder cupboard.

### Internal Hall

2'11" x 5'2" (0.9 x 1.6)

Neat hall area giving access to the bedrooms and bathroom. Hatch with pull down ladder to a fully floored, painted and carpeted attic room with light and power.







### Bedroom 1

10'1" x 8'0" (3.09 x 2.46)

Double bedroom with fitted wardrobe. Rear facing with ceiling light, radiator and carpet.

### Bathroom

7'1" x 5'3" (2.17 x 1.62)

Well presented fully tiled bathroom with bath, wc and wash hand basin. Shower fitted over the bath with screen in place. Side facing opaque window. Pine clad ceiling, ceiling light, radiator and vinyl flooring.



### Bedroom 2

10'3" x 8'2" (3.13 x 2.5)

Second Bedroom with deep walk-in cupboard. Side facing window, ceiling light, radiator and carpet.

### Front Garden

Fully established front garden with wealth of established shrubs and hedging bordering the lawn and providing privacy and shelter. Driveway with off street parking in front of the garage. Access via metal gate to the :-

### Rear Garden

Delightful rear garden, beautifully presented and laid to lawn and patio and edged with mature shrub and flower beds. Drying green.

### Garage

8'0" x 13'2" (2.46 x 4.03)

Garage with up and over door, light and power.

### Garden Store

8'3" x 7'1" (2.54 x 2.16)

Adjoining the rear of the garden is this handy garden shed/store.

### Fixtures and Fittings

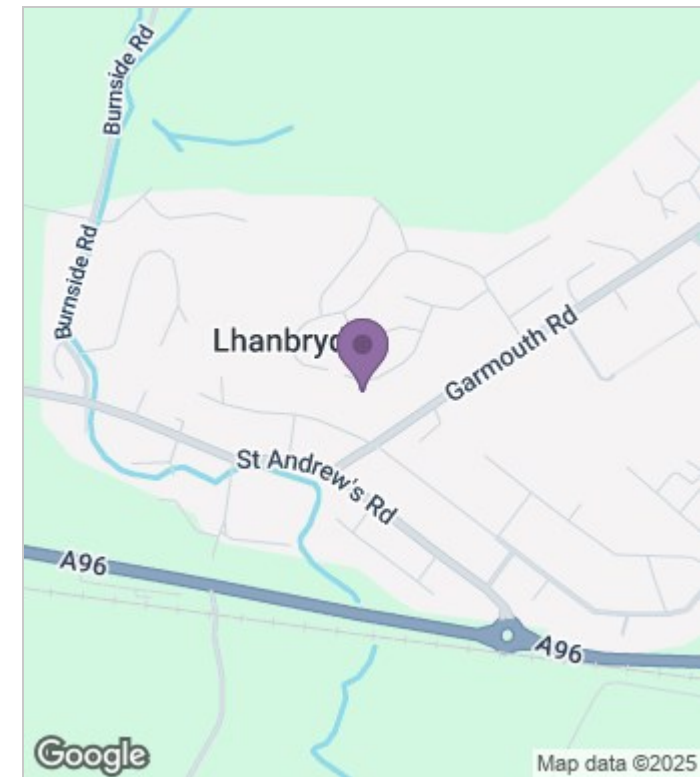
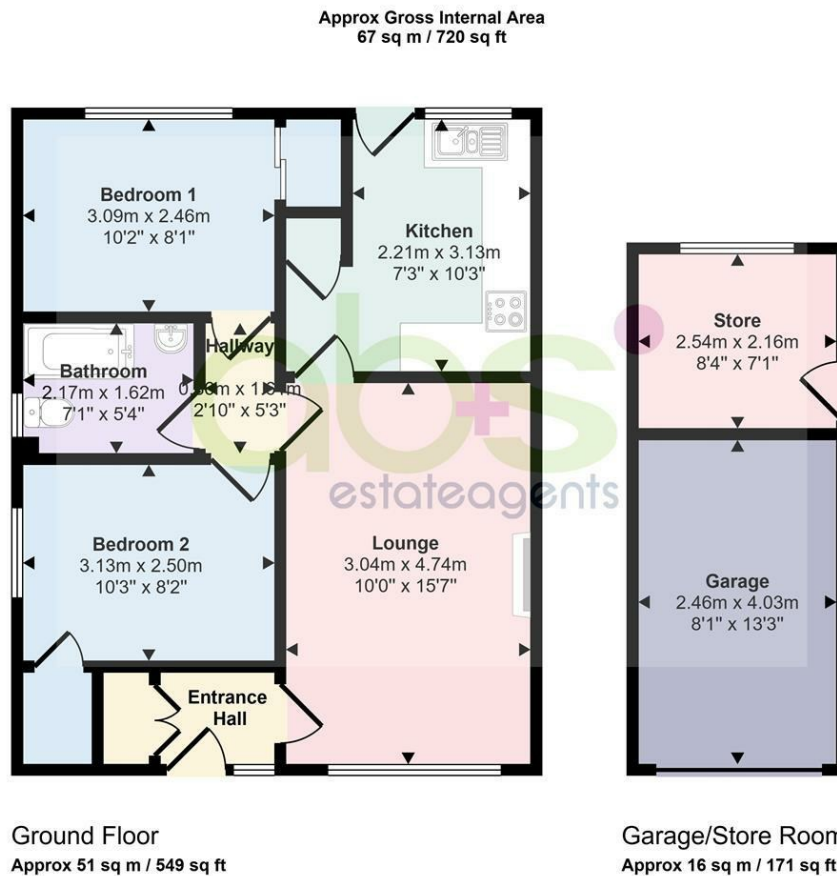
The fitted floor coverings, blinds and light fittings will be included in the sale price along with the cooker in the kitchen. The free standing appliances may be removed or included in the sale separately.

### Home Report

The Home Report Valuation as at October, 2025 is £155,000, Council Tax Band B and EPI rating is C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

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.

## 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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