



9 Drumbeg Crescent, Lhanbryde, IV30 8JS

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Nestled in the quiet cul-de-sac of Drumbeg Crescent, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. Located in the village of Lhanbryde, this property is perfect for those seeking a peaceful lifestyle while remaining close to local amenities.

The bungalow features a well-proportioned lounge/dining room, ideal for both relaxation and entertaining guests. With three good-sized bedrooms, there is ample room for family or guests, providing a versatile living space that can adapt to your needs.

This home features the addition of solar panels, which enhance energy efficiency and sustainability. The property also benefits from parking spaces for two vehicles, making it practical for families or those with multiple cars.

In summary, 9 Drumbeg Crescent is a delightful semi-detached bungalow that combines comfort, practicality, and a lovely location. Do not miss the chance to make this charming property your new home.

Entrance

Door at the side of the property leads to the entrance vestibule. Opaque window to the side. Cupboard housing the electricity meter. Ceiling light. Door to:-

Hall

Doors to all rooms. Recessed spotlights, smoke detector, laminate flooring, a hatch to the loft space, a radiator and two storage cupboards.

Bedroom 2

8'10" x 9'7" (2.71m x 2.93m)
Double Bedroom with a window to the front, fitted with a blind. Built-in wardrobe with sliding doors. Laminate flooring, radiator and triple light fitting.

Lounge/Diner

19'3" x 10'5" (5.88m x 3.19m)
Picture window to the front of the property fitted with curtains. Laminate continued from the hallway, two triple light fittings, two radiators and a smoke detector. Ample space for lounge and dining furniture.





Master Bedroom

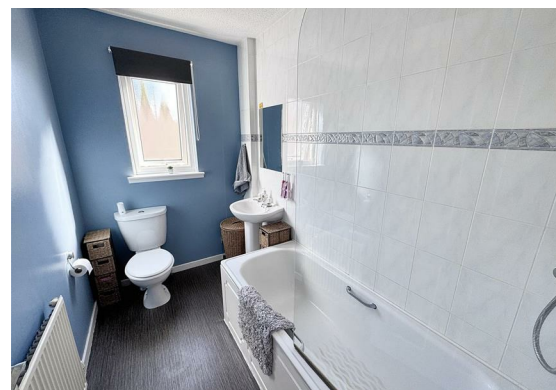
13'3" x 10'7" (4.04m x 3.24m)

Double bedroom with a window to the rear, which is fitted with a roller blind. Built-in wardrobe with mirrored sliding doors. Fitted carpet, radiator and contemporary light fitting.

Kitchen

8'1" x 11'11" (2.48m x 3.64m)

Fitted with a range of wood-fronted, base and wall-mounted units. Integrated gas hob and electric oven. Spaces for fridge freezer and washing machine. Stainless steel sink and drainer beneath window to the rear. Door to rear garden. Space for a small table and chairs for casual dining.



Bedroom 3

8'9" x 8'6" (2.69m x 2.61m)

Bedroom with a window to the side with roller blind and curtains. Laminate flooring, triple light fitting and radiator.

Bathroom

5'1" x 8'6" (1.57m x 2.61m)

Three-piece white suite comprising bath with shower fitted over, wash hand basin and WC. Opaque window to the side with roller blind, radiator and pendant light fitting.



Outside

To the side of the property is a driveway with parking for 2-3 cars. At the front is a low-maintenance garden which is bounded by a stone wall and laid in stone chippings.

Terraced garden to the rear, which has a paved patio adjacent to the property, steps down to an area of lawn and further steps down to the stone-built shed and small patio. External tap, electric socket and light.

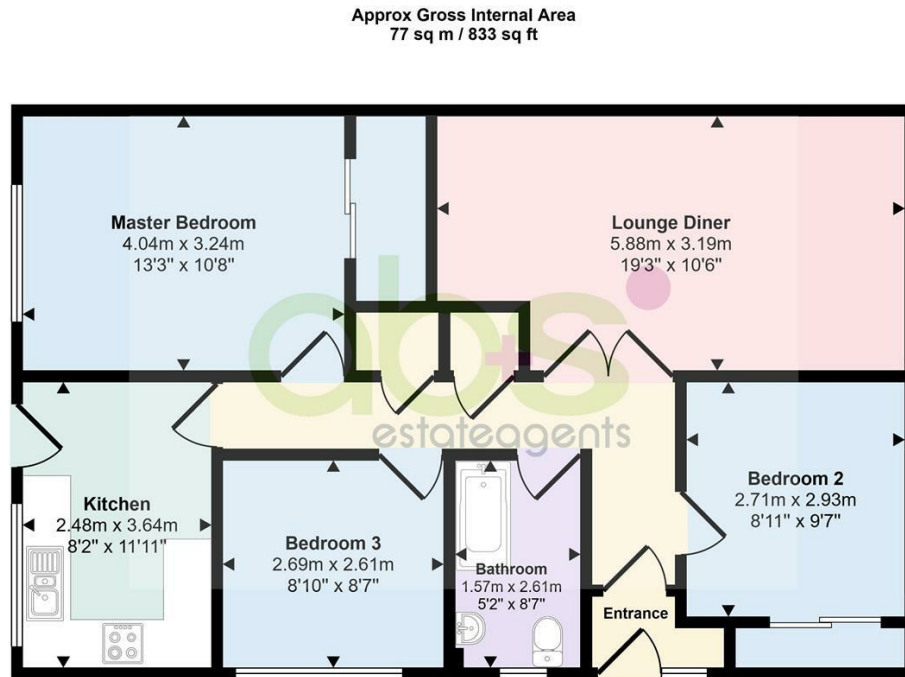
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated oven and hob.

Home Report

The Home Report Valuation as of June, 2025 is £175,000, Council Tax Band C and EPI rating is B.





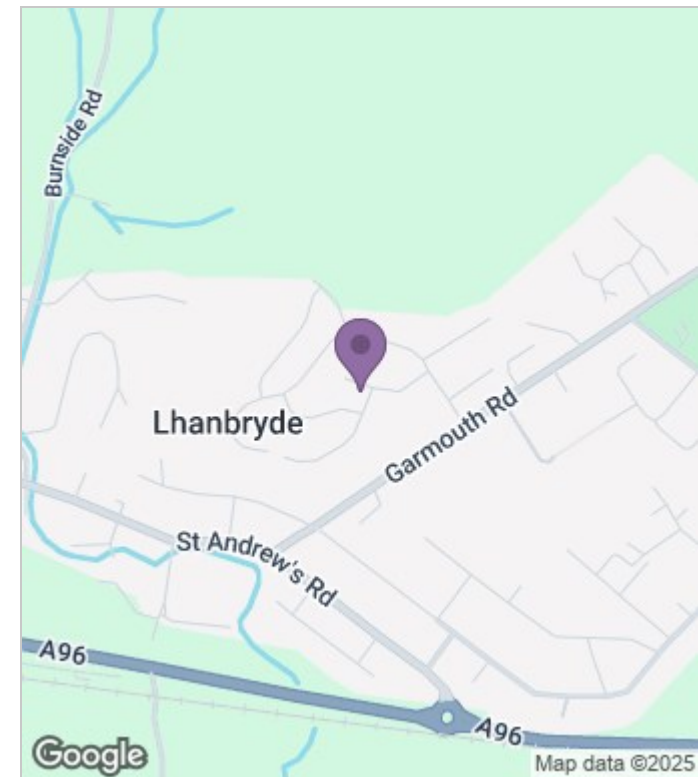
Floorplan

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	