

29 Brucelands

ELGIN, IV30 1TS



Stunning 4/5 bedroom, 4 bathroom family home in prestigious Brucelands, Elgin – Immaculate condition, balcony, multiple en-suites and dream garden



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A truly outstanding opportunity to purchase a beautifully presented 4/5-bedroom, 4-bathroom family home in the highly sought-after Brucelands area of Elgin. Finished to an impeccable standard throughout, this spacious property offers flexible living accommodation, luxurious interiors, and a thoughtfully landscaped garden perfect for modern family life.

This immaculate home features a high-spec kitchen, multiple bathrooms, stylish finishes, and the rare benefit of a private balcony, all set within a prime residential area close to schools, shops, and amenities.

THE LOUNGE & KITCHEN/DINER



On the ground floor, the welcoming lounge features a stylish media wall with integrated fire and leads seamlessly into a modern open-plan kitchen and dining space, complete with integrated oven, hob, dishwasher, and thoughtful touches such as built-in wine storage. The bright conservatory to the rear creates a perfect space for relaxation or entertaining.

A separate utility room provides access to the garage and houses the washer/dryer and fridge freezer. Additional ground floor features include a beautifully tiled family bathroom with freestanding bath, a walk-in storage cupboard, and a large, versatile store room/study ideal for use as a home office.



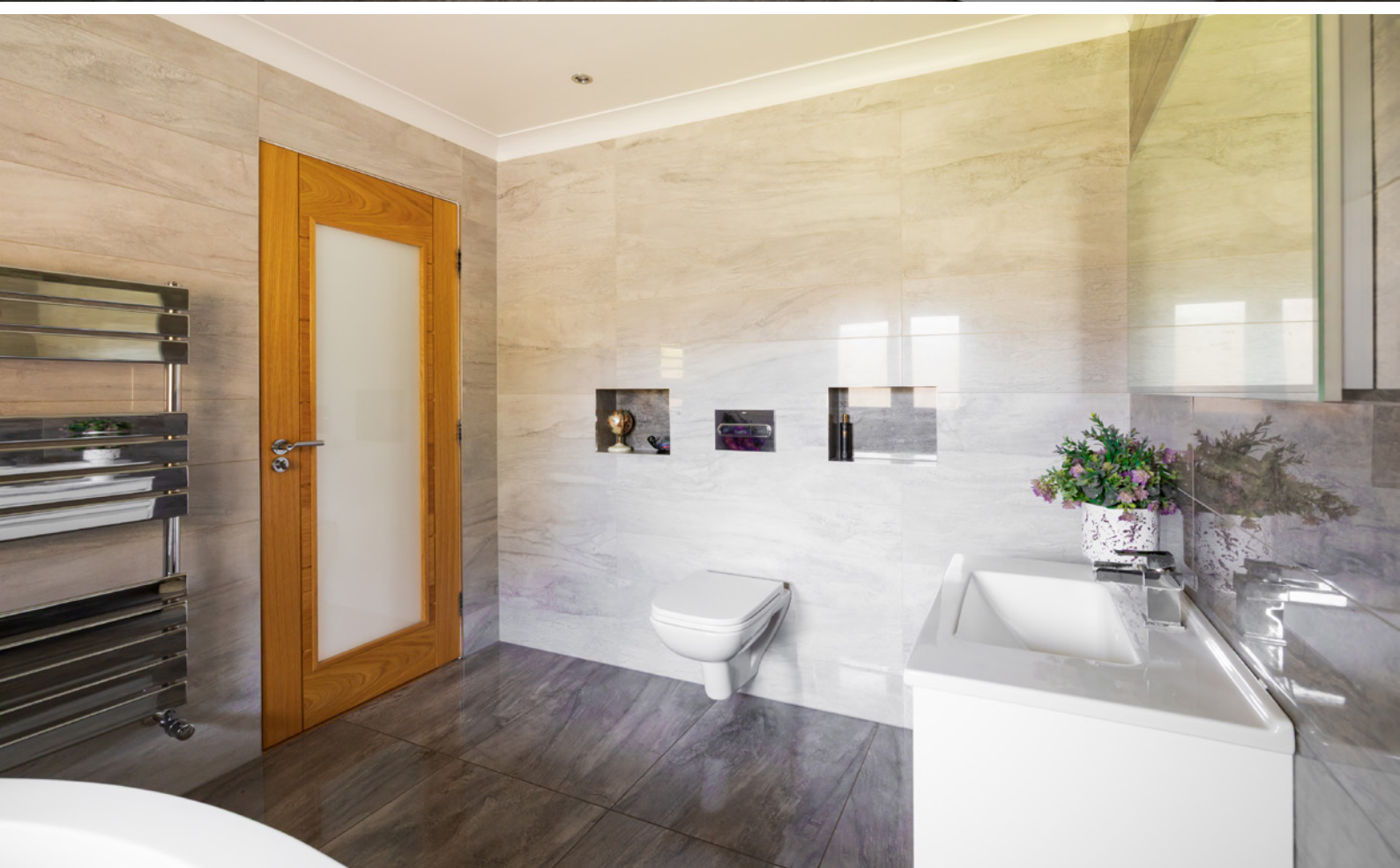
THE CONSERVATORY



THE UTILITY



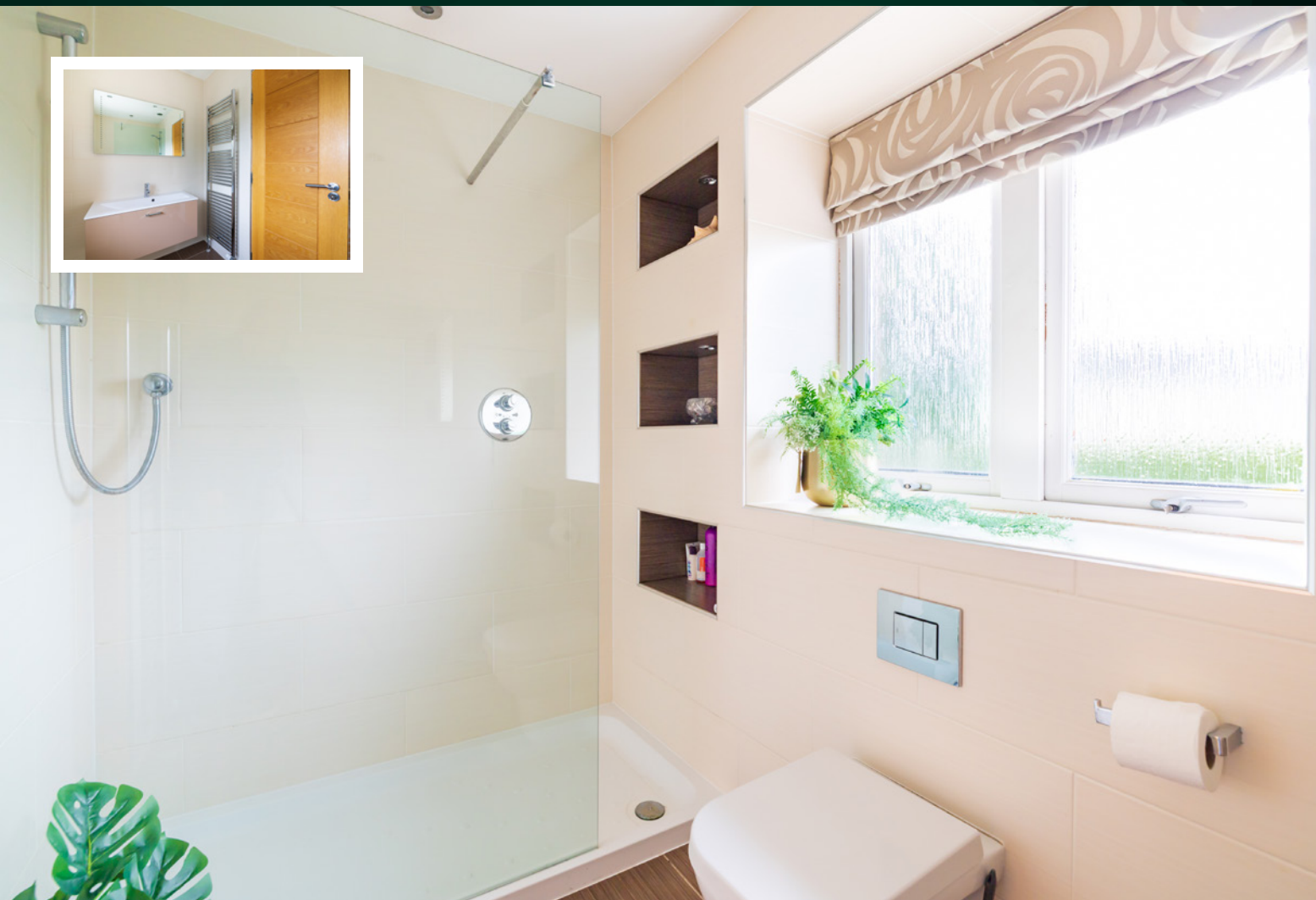
THE BATHROOM



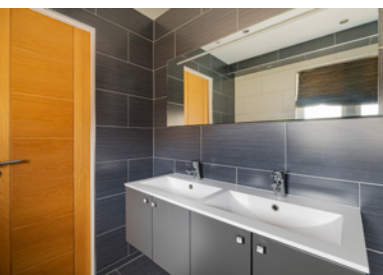
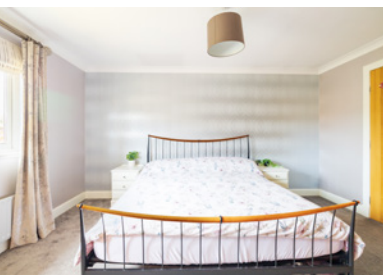


Upstairs, the primary bedroom benefits from both a walk-in cupboard and a walk-through wardrobe area leading to an elegant en-suite. The second bedroom also features a walk-in wardrobe and en-suite shower room. Two further bedrooms share a stylish hallway shower room, while a fifth room, currently used as an upstairs reception space, opens out onto a private balcony.

THE SHOWER ROOM



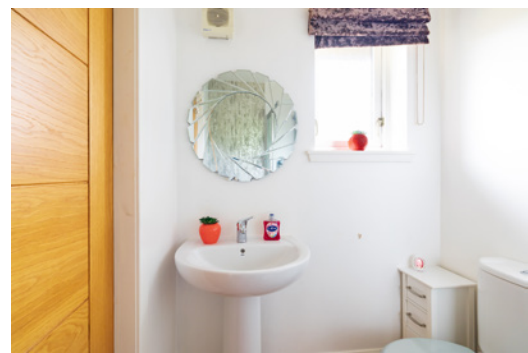
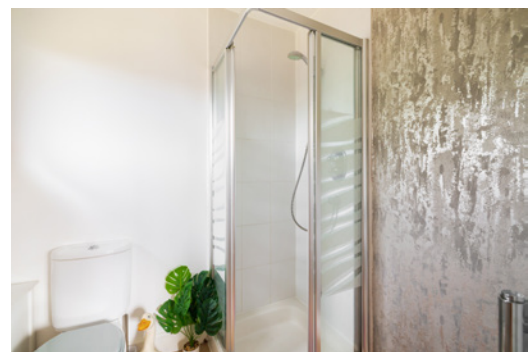
THE MASTER BEDROOM



BEDROOM 2



features a walk-in wardrobe
and en-suite shower room



BEDROOM 3



BEDROOM 4



SNUG / BEDROOM 5



a fifth room, currently used as an upstairs reception space, opens out onto a private balcony



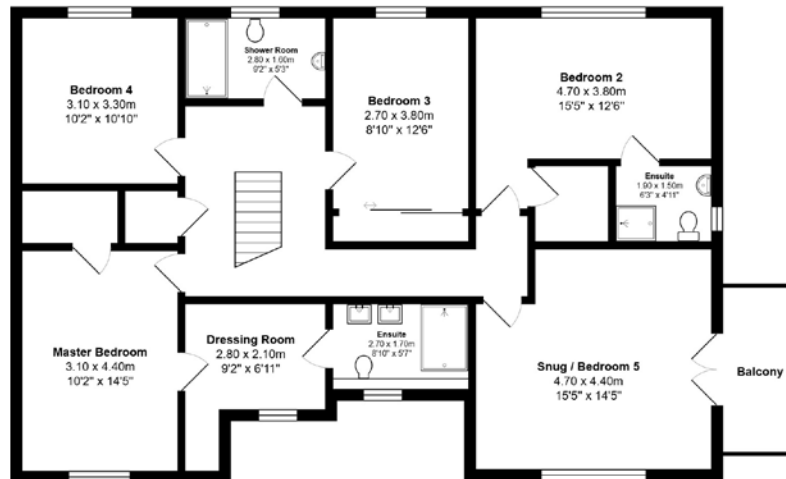
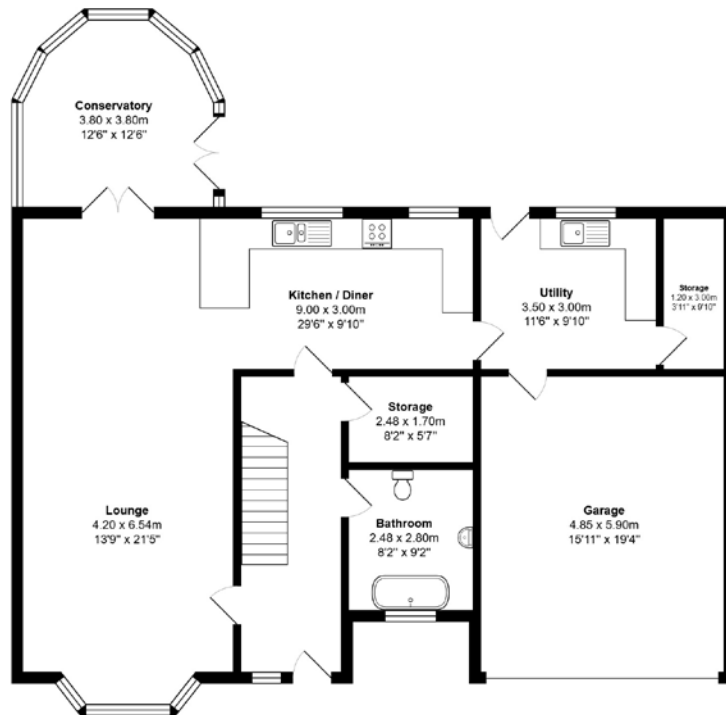
Outside, the property offers a lawned front garden, generous driveway parking, and an electric door to the double garage. The rear garden is split into practical and attractive zones, including a children's bark-filled play area, decked terrace, lawn, and summerhouse with power and patio, making it a superb family space.

This exceptional home is rarely available on the market and presents a fantastic opportunity to own a substantial, move-in-ready property in one of Elgin's most desirable neighbourhoods.

EXTERNALS

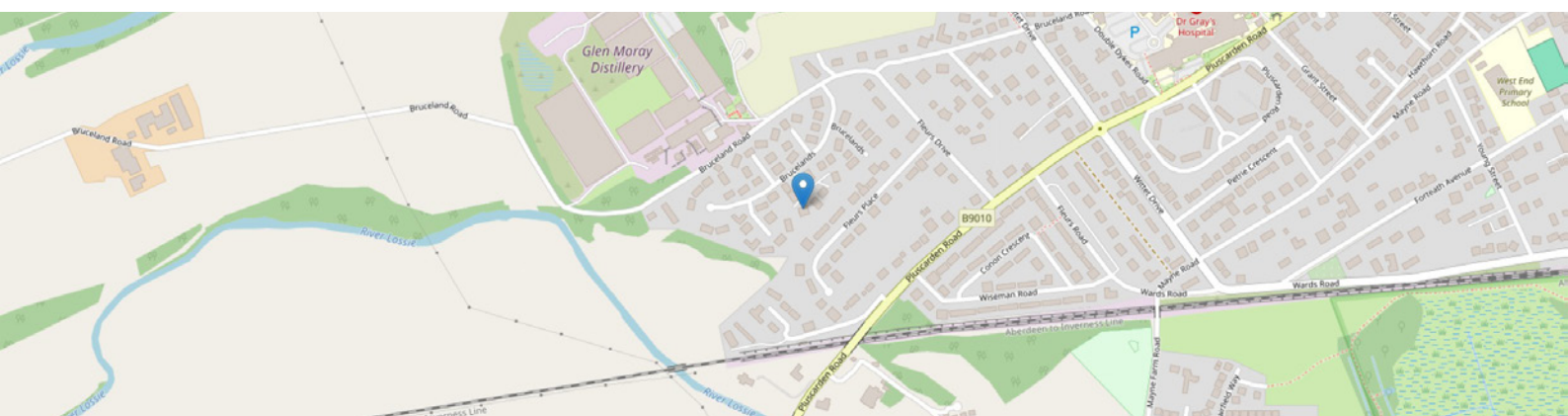


FLOOR PLAN & DIMENSIONS



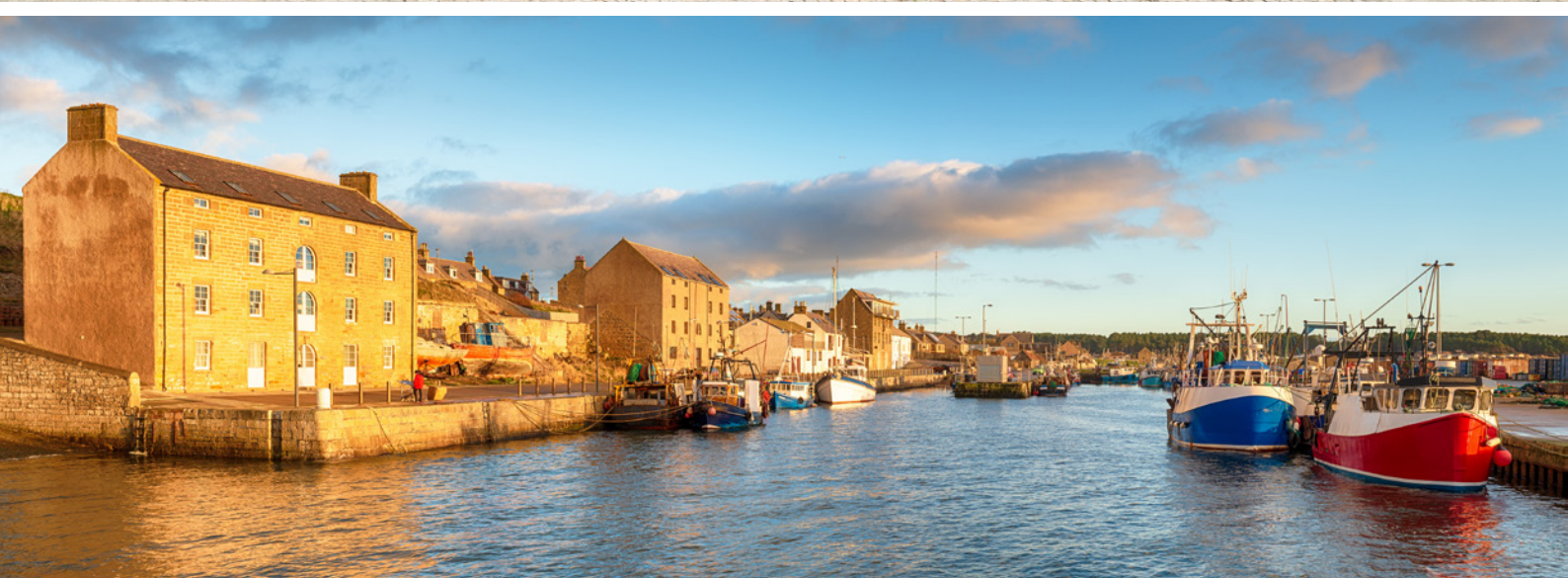
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 225m² | EPC Rating: C



THE LOCATION

29 Brucelands enjoys a prime setting within the highly regarded Bruceland Mansions development, located in Elgin's prestigious West End. This desirable residential area is just a short walk from Dr Gray's Hospital, making it ideal for healthcare professionals and families alike. Quiet, leafy, and well-established, Brucelands is known for its peaceful setting and strong community feel, yet it remains within easy reach of everything Elgin has to offer. Elgin is the administrative and commercial heart of Morayshire, offering a superb quality of life. Perfectly positioned between Aberdeen and Inverness, the town benefits from excellent transport connections via the A96 and A941, making it ideal for commuters. Local transport is equally convenient, with regular bus services and scenic cycle routes connecting you throughout the area.





To the north, you'll find the spectacular Moray Coast, home to some of Scotland's most beautiful beaches. Just a short drive away, the golden sands of Lossiemouth, Hopeman, and Findhorn provide endless opportunities for seaside walks, water sports, dolphin spotting, or simply enjoying a sunset by the sea. These award-winning beaches are a true highlight of the region and make coastal living part of your everyday lifestyle.

Elgin itself is a thriving town offering an excellent mix of amenities. Families will appreciate the high-quality local schools, parks, and leisure facilities. The pedestrian-friendly town centre is home to a wide variety of shops, cafés, and restaurants, with everything from independent boutiques to well-known national brands. Retail parks and supermarkets nearby add even more convenience for day-to-day living.

Whether you're drawn to the natural beauty of the coastline, the town's rich heritage, or its strong sense of community, 29 Brucelands offers a rare opportunity to enjoy it all in a home that truly has it all.



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