



## BRENTWOOD YOUNG STREET

ELGIN, IV30 1TH

£560,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market, this elegant Victorian villa offering the perfect blend of space and comfort, ideal for family living.

Nestled in the charming area of Young Street, Elgin, this splendid detached house offers an abundance of space and comfort, making it an ideal family home. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The two well-appointed bathrooms ensure convenience for busy mornings and provide a touch of luxury for relaxation. The layout of the house is thoughtfully designed, allowing for a seamless flow between the living spaces, which enhances the overall sense of openness and light.

**ARANCI  
& FIRTH**  
PROPERTY



## BRENTWOOD YOUNG STREET


- A distinguished detached home blending period character with modern luxury
- Spacious interiors with high ceilings and a layout designed to maximise light and comfort
- A beautifully designed kitchen featuring state-of-the-art Siemens and Gaggenau appliances
- Two reception rooms, one with a cosy open fire and the other with a charming log-burning stove, creating versatile spaces for relaxation or entertaining
- An elegant dining room with direct access to the garden, perfect for family gatherings or formal entertaining
- Mature private garden, ideal for relaxation, outdoor dining, and children's play
- Set in the prestigious West End of Elgin and within catchment for West End Primary School and Elgin Academy
- Just a short drive to the Moray Coast, renowned for spectacular beaches, scenic walks, and wildlife such as dolphins and ospreys
- Elgin offers modern amenities, leisure facilities, golf courses, and health clubs









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

EPC Rating: D Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Aranci & Firth  
Caledonian House 164 High Street  
Elgin  
Moray  
IV30 1BD

01343 553 977  
deena@aranci-firth.co.uk

 **ARANCI  
& FIRTH**  
PROPERTY