



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 in Elgin's Prestigious West End

Set on one of Elgin's most desirable streets, this distinguished detached Victorian home offers exceptional internal space, period character, and a lifestyle-focused layout ideal for modern living.

The property features five generously proportioned bedrooms, multiple reception rooms with high ceilings, and a seamless flow between formal and informal living spaces. A beautifully appointed kitchen with premium Siemens and Gaggenau appliances sits at the heart of the home, perfectly suited to both family life and entertaining.

To the rear, the property enjoys a private and sheltered garden, thoughtfully designed for relaxation and outdoor dining, without the upkeep of a larger plot. Direct access from the dining room enhances indoor-outdoor living and complements the living accommodation perfectly.

Located within the highly regarded West End school catchment and close to Elgin's amenities, golf courses, and the Moray Coast, this home combines space, elegance, and convenience in a prime setting.

A rare opportunity to acquire a substantial period home where internal space, privacy, and location take precedence.

 **ARANCI
& FIRTH**
PROPERTY

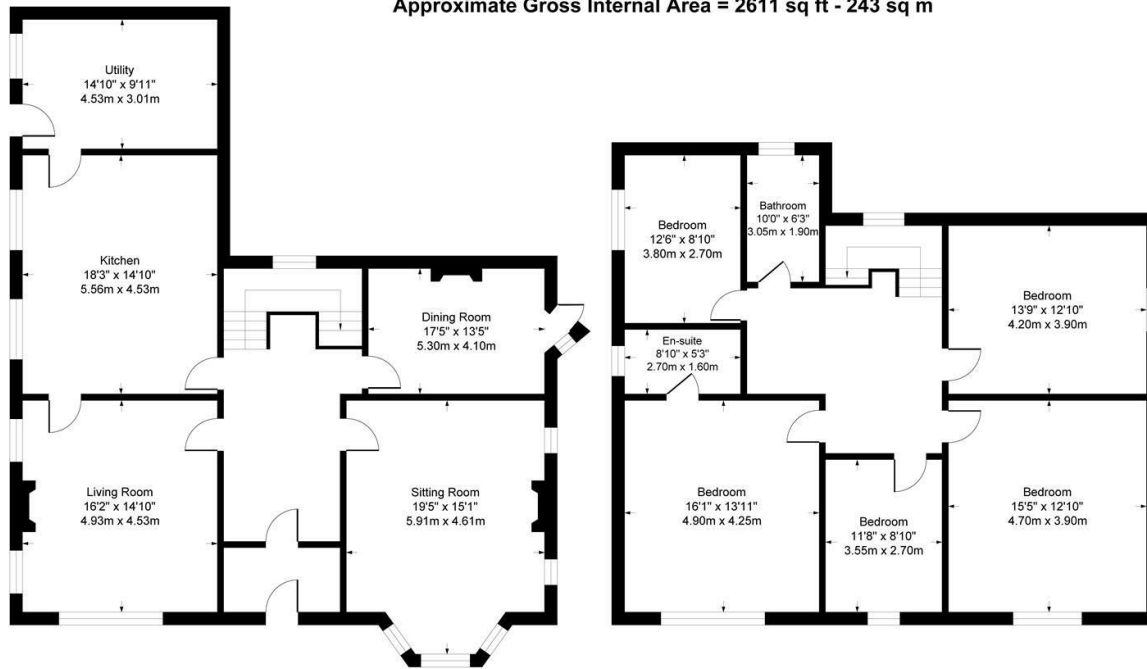
BRENTWOOD YOUNG STREET

- Prestigious detached Victorian villa in Elgin's sought-after West End
- Impressive internal space with elegant proportions throughout
- Five generous bedrooms offering flexible family living
- Multiple reception rooms for formal and relaxed entertaining
- High-quality kitchen with Siemens & Gaggenau appliances
- Well-planned layout ideal for modern family life
- Direct access to the garden from the dining room
- Private, sheltered rear garden perfect for outdoor-indoor living
- Located within the desirable West End school catchment
- Close to amenities, golf courses and the Moray Coast





Approximate Gross Internal Area = 2611 sq ft - 243 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | 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.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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

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

