



## HIGHVIEW

BIRNIE, IV30 8SV

£800,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this exquisite bungalow in the charming area of Birnie near Elgin, to the market. This impressive home offers a perfect blend of comfort and elegance, with five spacious bedrooms and five well-appointed bathrooms, this property is ideal for families seeking ample living space and privacy.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the bungalow ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere throughout.

The generous bedrooms provide a tranquil retreat, each designed to offer comfort and relaxation. The abundance of bathrooms ensures convenience for all residents and guests, making morning routines a breeze.

**ARANCI  
& FIRTH**  
PROPERTY



## HIGHVIEW

- Exquisite Bungalow in Picturesque Birnie, Near Elgin
- Perfect for entertaining or relaxed family evenings
- Seamless layout - thoughtfully designed for natural flow and a welcoming atmosphere
- A peaceful setting without compromising on access to city conveniences
- Set within 7.5 acres and surrounded by beautiful countryside, ideal for peaceful walks and a relaxed lifestyle
- Spectacular beaches, scenic walks, an ideal location for lovers of nature, golf, and whisky country
- A unique opportunity to own a substantial home in a truly desirable part of Scotland









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C 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

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