

## 7 QUEEN STREET

ELGIN, IV30 1RR

**£399,000**  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome the attractive Victorian home to the market. Nestled in the charming town of Elgin, this splendid property on Queen Street offers a perfect blend of space and comfort, ideal for family living.

With five generously sized bedrooms, this property provides ample room for relaxation and privacy. The three reception rooms are versatile, allowing for a variety of uses, whether it be a formal dining area, a cosy lounge, or a playroom for the children.

The two well-appointed bathrooms ensure convenience for the entire household, making morning routines a breeze. The layout of the home is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

**ARANCI  
& FIRTH**  
PROPERTY



## 7 QUEEN STREET

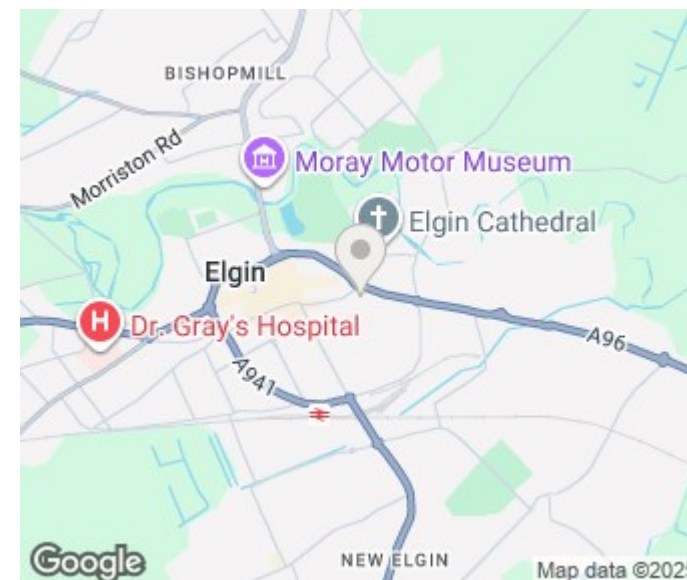
- An attractive and characterful property located on Queen Street, one of Elgin's well-regarded residential areas
- Offers the perfect balance of period elegance and family practicality
- Thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout
- Full of charming Victorian details that add personality and warmth
- Spacious rooms and practical layout, ideally suited to modern family life
- Multiple reception spaces give a sense of flexibility with ample room for both relaxation and entertaining
- Within walking distance of Elgin's shops, cafés, and local amenities
- The Moray Coast is just a short drive away, offering sandy beaches, scenic coastal walks, and abundant wildlife
- Positioned within easy reach of Speyside – the heart of Whisky Country











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: E

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