



## 74 WITTET DRIVE

ELGIN, IV30 1TB

£495,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this exquisite detached house offering a perfect blend of modern comfort and traditional elegance. Although the property spans a generous footprint, it is the thoughtful design and high-quality finishes that truly set it apart.

As you step inside, you are greeted by a welcoming atmosphere that flows seamlessly throughout the home. The kitchen is a culinary delight, featuring stunning granite worktops that provide both beauty and functionality. It is an ideal space for preparing meals and entertaining guests.

The heart of the home is undoubtedly the sunroom, which boasts bi-fold doors that open up to the rear garden, creating a harmonious connection between indoor and outdoor living. With underfloor heating, this sun-drenched space is perfect for relaxation, whether you are enjoying a morning coffee or hosting a gathering with friends. Additionally, the front sunroom features bi-fold windows,

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PROPERTY



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- Detached family home in the desirable West End of Elgin
- High-quality finishes throughout, blending traditional charm with modern convenience
- Contemporary kitchen with stunning granite worktops – ideal for cooking and entertaining
- Open fire and log burner – adding warmth and cosiness in cooler months
- Spacious sunroom with bi-fold doors to the rear garden – perfect for indoor/outdoor living
- Front sunroom with bi-fold windows for abundant natural light
- Garage and ample private parking for multiple vehicles
- Located within catchment for West End Primary School and Elgin Academy
- Easy access to Elgin's shops, and town centre, positioned near the A96, connecting to Aberdeen and Inverness
- Close to the Moray Coast, offering scenic walks, beaches, and wildlife

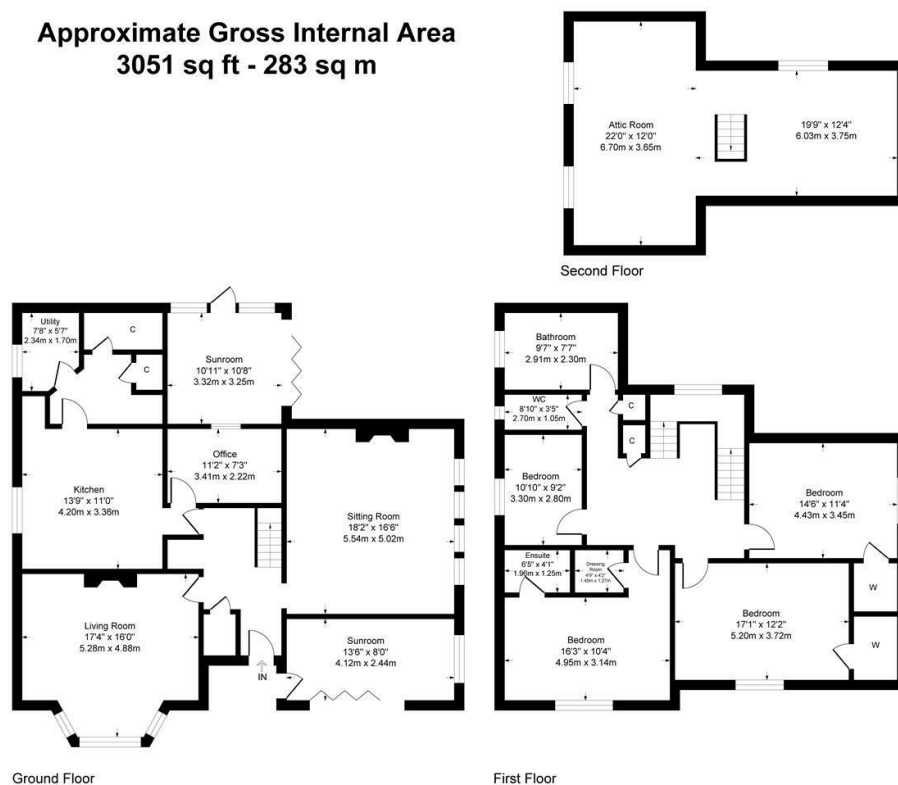




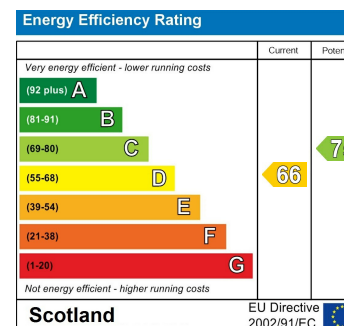
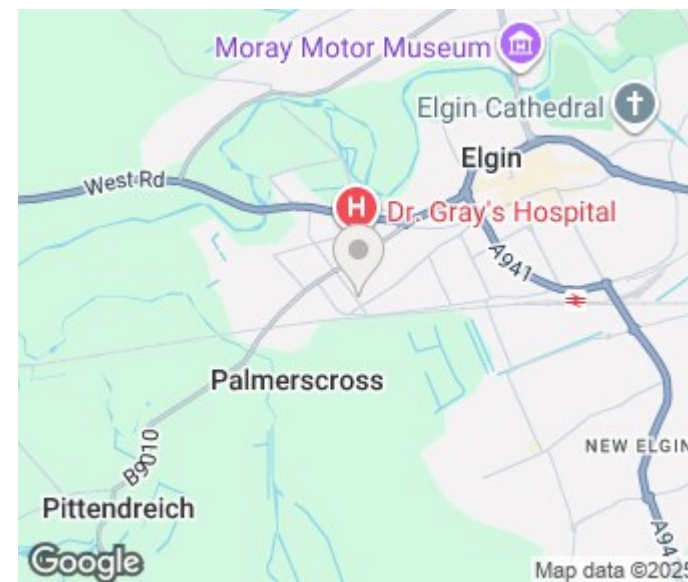




**Approximate Gross Internal Area**  
**3051 sq ft - 283 sq m**



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.



**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

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