



## 6 ALLARDYCE CRESCENT

ABERLOUR, AB38 9PQ

£195,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this beautifully presented and thoughtfully designed, charming home, located in the ever-popular village of Aberlour. Offering a flexible layout with recent upgrades, it is perfectly suited to modern family living. The property boasts four double bedrooms, each with fitted wardrobes, with the fourth currently utilised as a second living room, providing versatility to suit individual needs. A recently fitted shower room with LED mirror and vanity storage adds a touch of contemporary style, while the bright and spacious main living room, complete with fireplace, creates a welcoming focal point for the home.

The well-appointed kitchen offers excellent cupboard and worktop space and comes complete with a range cooker, making it an ideal space for both everyday meals and entertaining. Generous storage is provided throughout, and the property benefits from a driveway with space for multiple vehicles, alongside a detached garage and a garden shed, both fitted with power.

**ARANCI  
& FIRTH**  
PROPERTY



## 6 ALLARDYCE CRESCENT

- Beautifully presented home in the highly desirable village of Aberlour
- Flexible layout with recent upgrades, ideal for modern family living
- Four double bedrooms with fitted wardrobes, one currently used as a second living room
- Stylish, recently fitted shower room with LED mirror and vanity storage
- Bright and spacious living room featuring a welcoming fireplace
- Well-appointed kitchen with excellent storage and range cooker
- Ample storage throughout the home for everyday convenience
- Driveway accommodating multiple vehicles, plus detached garage and powered garden shed
- Stunning south-facing rear garden with patio areas and views of serene green space
- Close to excellent local amenities, schools, and within easy reach of Elgin, Inverness and Aberdeen via the A96

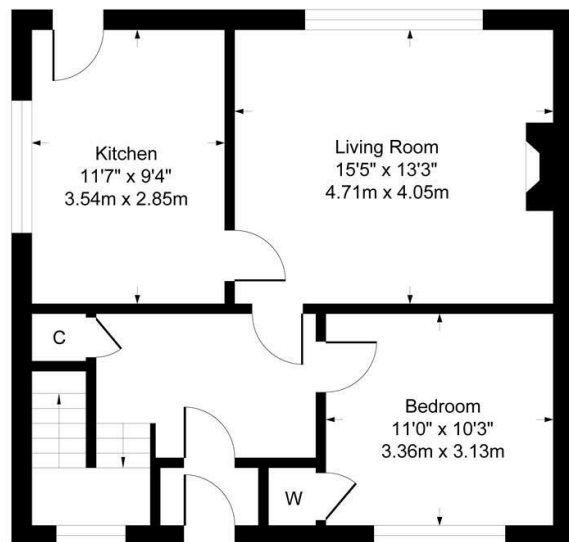




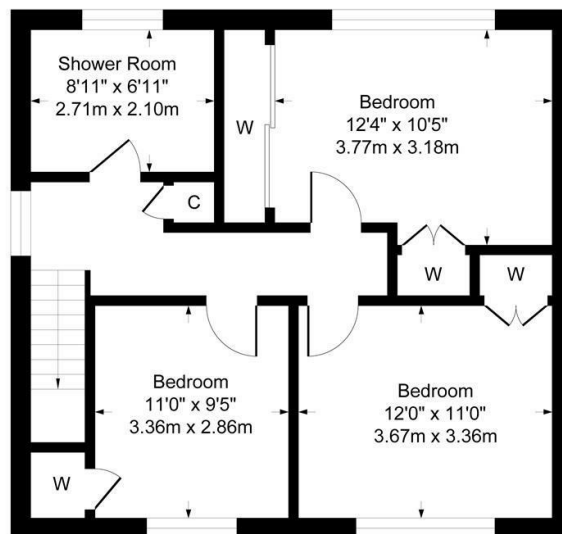




## Approximate Gross Internal Area 1208 sq ft - 112 sq m



Ground Floor



First Floor

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		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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: D

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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