



3 NORRIE WAY

SPEY BAY, IV32 7RR

£550,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this to luxurious home to the market. Magnificent in both setting and design, this exceptional home in Spey Bay offers panoramic sea views and direct access onto the beach, providing a truly unique coastal lifestyle. Completed in 2021 and finished to the highest standard, the property combines modern style with comfort, creating a superb family home that extends to an impressive 2,390 square feet.

Set within the sought-after location of Norrie Way, the property immediately impresses on entry with a spacious reception room, designed to be both welcoming and versatile, ideal for relaxation or entertaining. The home features four generously proportioned bedrooms, each filled with natural light and offering a calm retreat, while three beautifully appointed bathrooms ensure comfort and convenience for all.

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PROPERTY

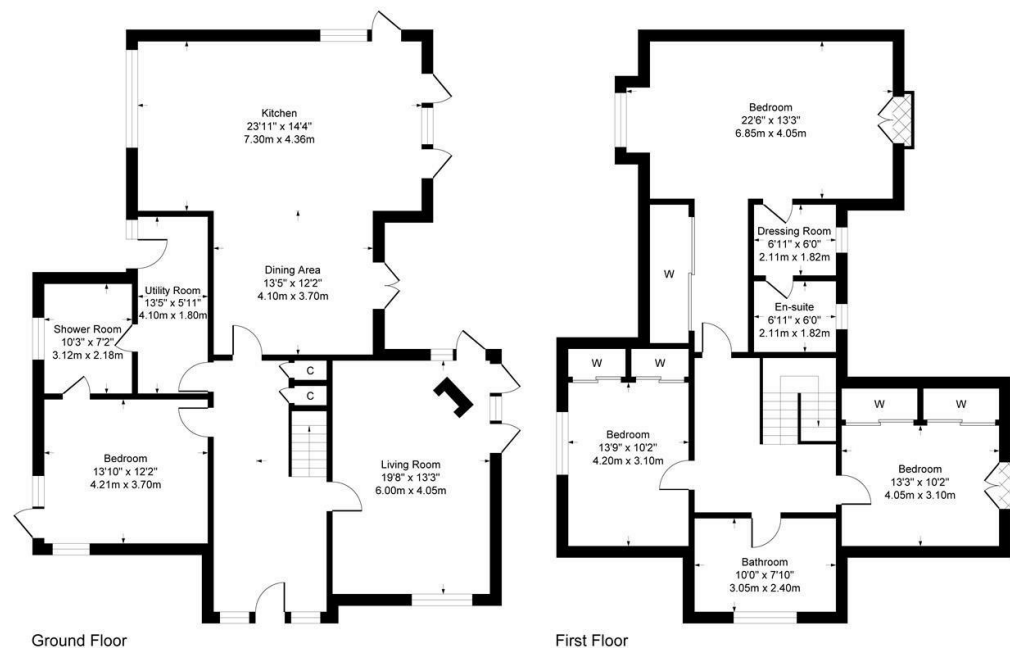
3 NORRIE WAY

- Magnificent coastal home with panoramic sea views and direct beach access
- Built in 2021 with contemporary design and high-quality finishes throughout
- Generous living space extending to approximately 2,390 sq. ft.
- Spacious reception room designed for both relaxation and entertaining
- Four well-proportioned bedrooms filled with natural light
- Three beautifully appointed modern bathrooms for convenience and privacy
- Exceptional layout promoting openness and flow for modern family living
- Peaceful setting with uninterrupted views across the Moray Firth
- Located in sought-after Norrie Way, within the picturesque coastal village of Spey Bay
- Easy access to Elgin, Inverness and Aberdeen via the A96, with local amenities nearby

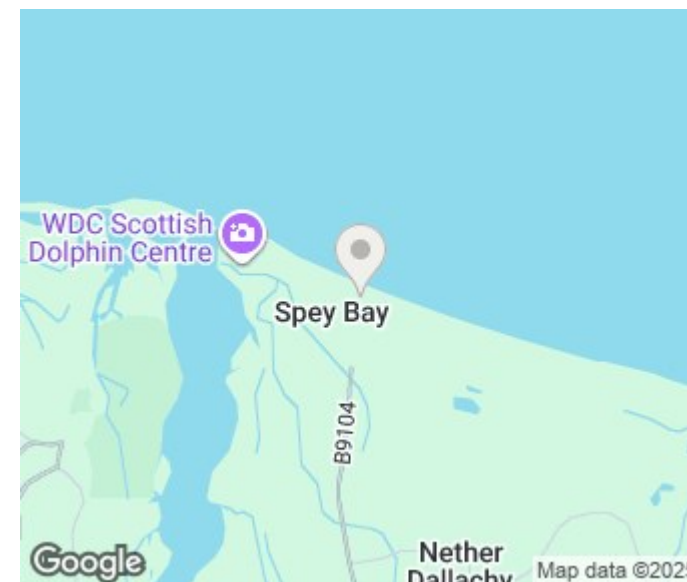




Approximate Gross Internal Area 2445 sq ft - 227 sq m



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		
(81-91) B	81	85
(69-80) C		
(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: B 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

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