

18 SANDSTONE AVENUE

ELGIN, IV30 6GU

£190,000

Deena Aranci of Aranci & Firth is delighted to bring to the market this beautifully presented detached home in the peaceful and sought-after area of Sandstone Avenue, Elgin. This delightful three-bedroom home offers the perfect combination of comfort, practicality, and potential. Ideal for families, first-time buyers, or those seeking a well-located property, it promises a lifestyle of ease and convenience.

Step inside to a spacious and inviting living room, perfectly designed for both entertaining guests and enjoying quiet evenings with family. The home's three well-proportioned bedrooms ensure everyone enjoys their own private retreat, while the conveniently located bathroom serves the household with comfort and functionality.

Practicality continues outside with dedicated parking for one vehicle, a valuable feature in this desirable neighbourhood. The property also benefits from a well-maintained layout that offers scope for

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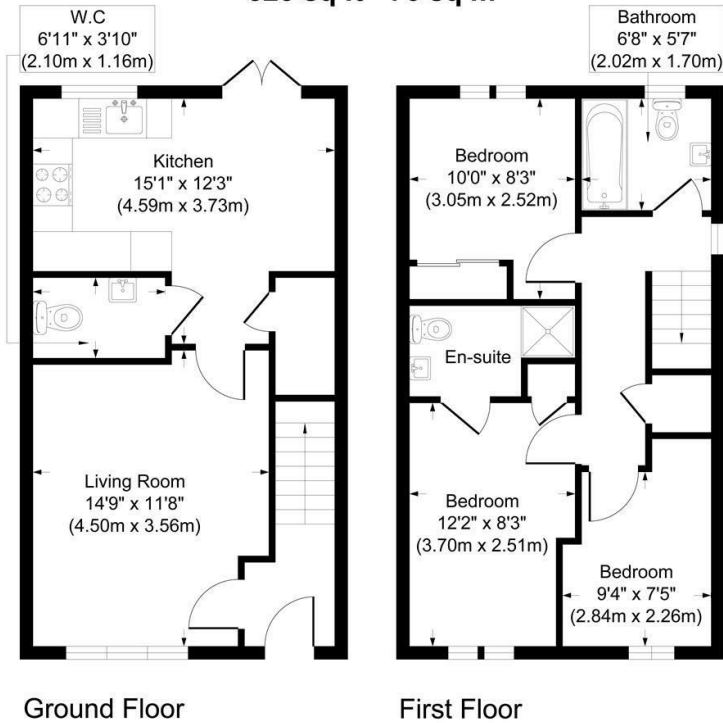
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- Situated in the peaceful and sought-after Sandstone Avenue, Elgin
- Well-proportioned living room, ideal for family time and entertaining guests
- Three Comfortable bedrooms with plenty of space for family members or visiting guests
- Well-Designed bathroom, conveniently located to serve the household with ease
- Dedicated parking for one vehicle—a valuable asset in this area
- Practical design that combines comfort with everyday functionality
- Bright and Inviting, filled with natural light, creating a welcoming atmosphere
- Close to schools, shops, leisure facilities, and community services
- Elgin is known for its welcoming atmosphere and strong local ties
- Ideal for first-time buyers, growing families, or those seeking a smart property investment

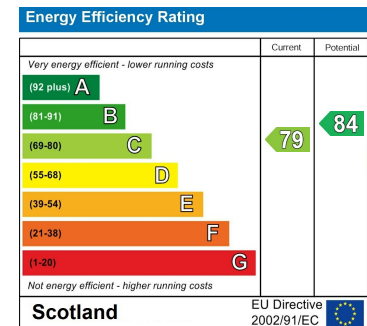




**Approximate Gross Internal Area
823 sq ft - 76 sq m**



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: C Council Tax Band: C

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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