



8A THE MALTINGS

ELGIN, IV30 8AE

£235,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming two-bedroom semi-detached bungalow, perfectly situated in Springfield's desirable Linkwood Steadings development in New Elgin. Combining modern comfort with a welcoming atmosphere, this property is presented in complete walk-in condition, offering a ready-made home for those seeking stylish, single level living.

The accommodation comprises two generous bedrooms both with fitted wardrobes, a well-appointed family bathroom, a bright and inviting living room, a modern kitchen, and a delightful sunroom — creating a versatile layout ideal for everyday living, entertaining, and enjoying natural light throughout the home.

Linkwood steadings is a well-regarded area, with excellent access to local amenities including shops, schools, parks, and other community facilities. Residents can enjoy the tranquillity of a sought-after neighbourhood while benefiting from strong transport links and easy access to the wider Elgin area.

With high-quality finishes throughout, this bungalow offers a perfect balance of comfort, style, and functionality — ready for its new owners to enjoy from day one.

Set within a friendly and vibrant community, this property represents a rare opportunity to secure a contemporary bungalow in one of Elgin's most popular areas.

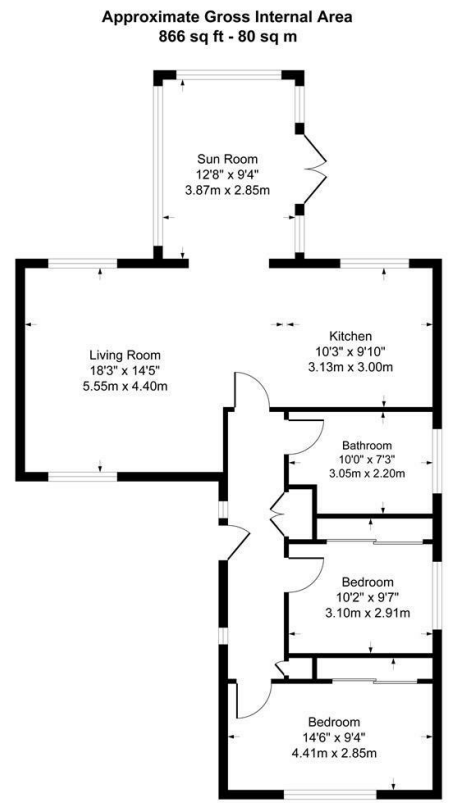
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& FIRTH**
PROPERTY

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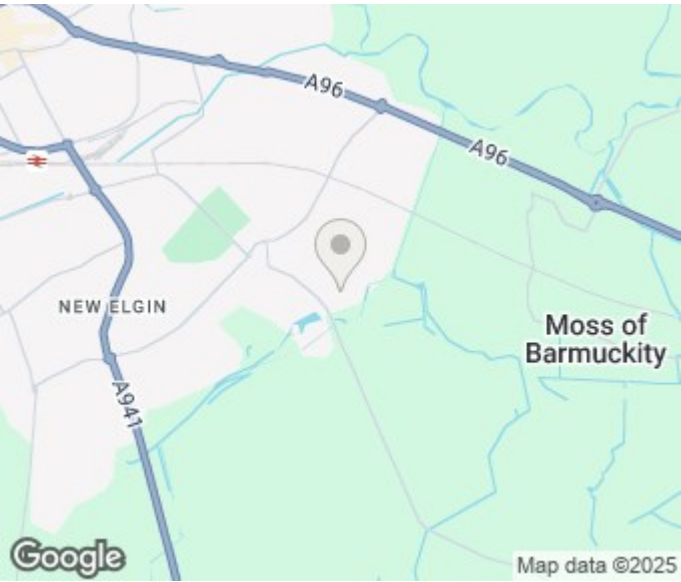
- Beautifully presented semi-detached home, with low-maintenance garden and driveway for multiple vehicles in the desirable area of Elgin
- Complete walk-in condition with high-quality finishes throughout
- Spacious and versatile layout, ideal for modern living and entertaining
- Well-equipped kitchen with contemporary fittings
- Comfortable lounge providing a bright and welcoming space
- Two generously proportioned bedrooms, offering flexibility for family life or home working
- Modern bathroom finished to a high standard
- Picturesque and convenient location, close to shops, schools, parks, and local amenities
- Excellent transport links and easy access to Elgin town centre
- Move-in ready home offering style, comfort, and practicality in a sought-after neighbourhood







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	72	77
(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: C 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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