



12 FLEURS ROAD

ELGIN, IV30 1TA

£400,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented and fully renovated detached home, ideally situated on the ever-popular Fleurs Road in Elgin's highly desirable West End.

This impressive four-bedroom property offers a perfect combination of style, comfort, space, and practicality, making it an ideal choice for families or those seeking a relaxed lifestyle in a sought-after residential area.

The welcoming entrance leads into a spacious living room, perfect for family gatherings or cosy evenings at home. The well-appointed Riverside kitchen provides ample storage and workspace, complemented by quality appliances and a separate utility room and convenient integral garage.

The home features a versatile layout with two bedrooms on the ground floor, including a generous master bedroom complete with en-suite shower room. The stylish family bathroom is also located on this level. Upstairs, you'll find two further well-proportioned bedrooms and a modern shower room, together with a dedicated study which offers the ideal spot for working from home or quiet reading. The house provides perfect flexibility for family living or visiting guests.

Externally, the property continues to impress with a secure rear garden that offers both privacy and all-day sunshine. Perfectly designed for relaxation and entertaining, the garden features a hot tub—ideal for unwinding after a long day. At the front, a beautifully maintained garden complements a driveway with space for multiple vehicles, complete with an EV charging unit.

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PROPERTY

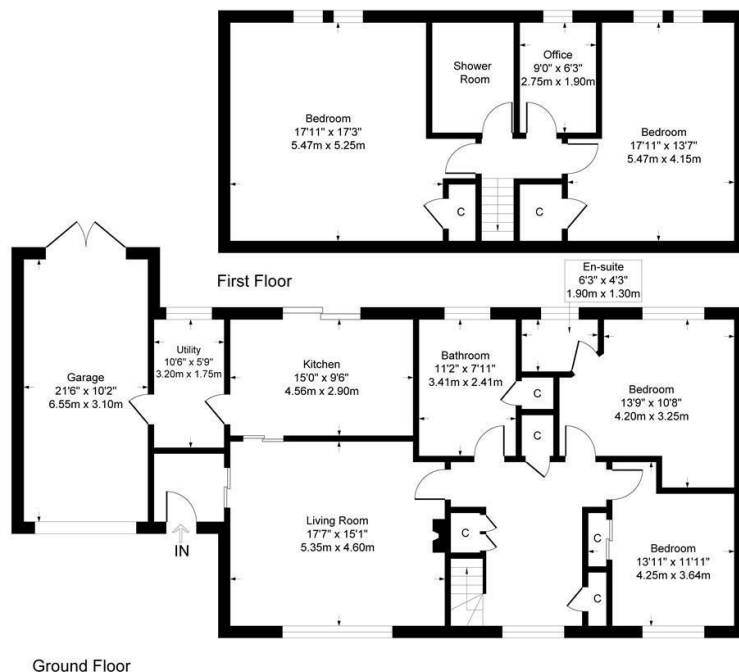
12 FLEURS ROAD

- Impeccable presented fully renovated detached home in Elgin's highly desirable west end
- Four spacious bedrooms all with fitted storage including a generous master with en-suite shower room
- Modern family bathroom on the ground floor plus an additional shower room upstairs
- Bright and welcoming living room with cosy log burning stove perfect for relaxation and entertaining
- Well-equipped Riverside kitchen with quality integrated appliances and separate utility room for everyday convenience
- Comprehensively refurbished with new windows, doors, flooring, and contemporary décor
- The property has been extensively insulated to enhance energy efficiency
- Integral garage with electric door and French doors to the rear, providing secure parking and additional storage
- Attractive south west facing garden private garden with, composite decking, porcelain slabs, artificial grass and hot tub—perfect for outdoor enjoyment
- Close to local schools, parks, and amenities, offering an excellent family-friendly setting

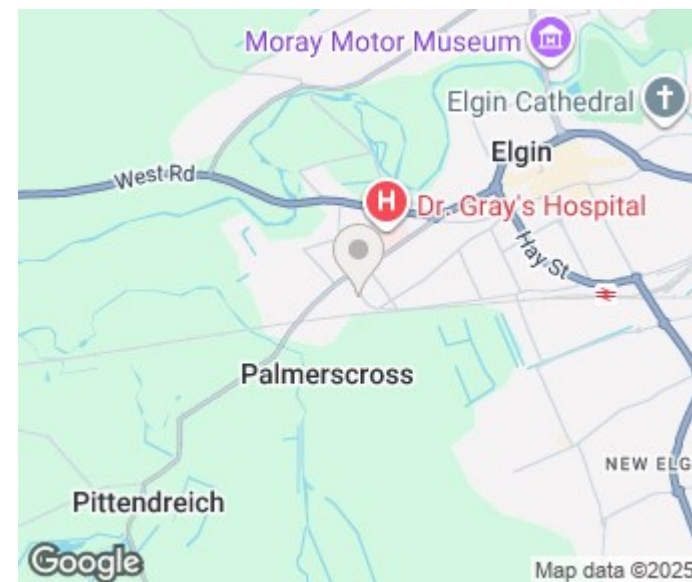




Approximate Gross Internal Area 1876 sq ft - 174 sq m
 Garage Area 219 sq ft - 20 sq m
 Total Area 2095 sq ft - 194 sq m



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		
(69-80) C	70	75
(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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