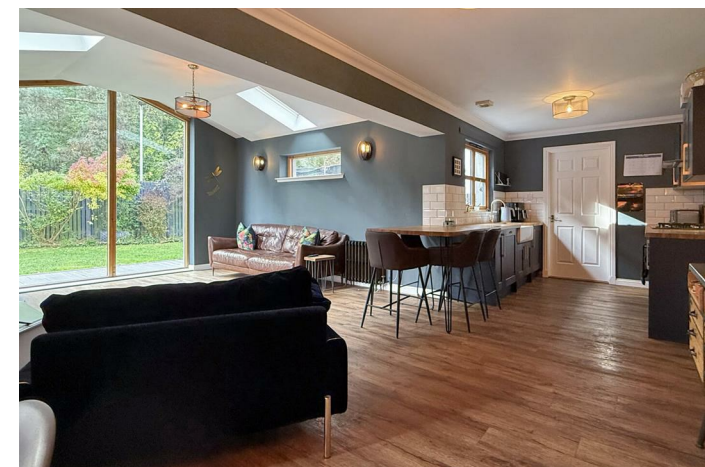




6 BAIN AVENUE

ELGIN, IV30 6GB

£295,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market, this spacious four-bedroom detached home, located in the sought-after residential area of New Elgin. This impressive property offers generous living space, perfectly suited to modern family life.

Upon entering, you are welcomed by a bright hallway leading to the spacious living room — an inviting space ideal for both relaxing and entertaining. The heart of the home is the expansive open-plan kitchen, dining and family room, designed with everyday living in mind. This versatile area provides the perfect setting for family gatherings or hosting guests, complemented by a separate utility room and convenient downstairs WC.

Also on the ground floor is a flexible fourth bedroom, currently utilised as a home office, offering an excellent option for home working, guest accommodation, or multi-generational living.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property features a private driveway, integral garage, and an enclosed rear garden with woodland to the rear, ensuring complete privacy and a tranquil space for outdoor dining and family enjoyment.

Situated within a popular and friendly community, Bain Avenue offers excellent access to local schools, parks, shops, and amenities, while Elgin's town centre and transport links are just a short distance away.

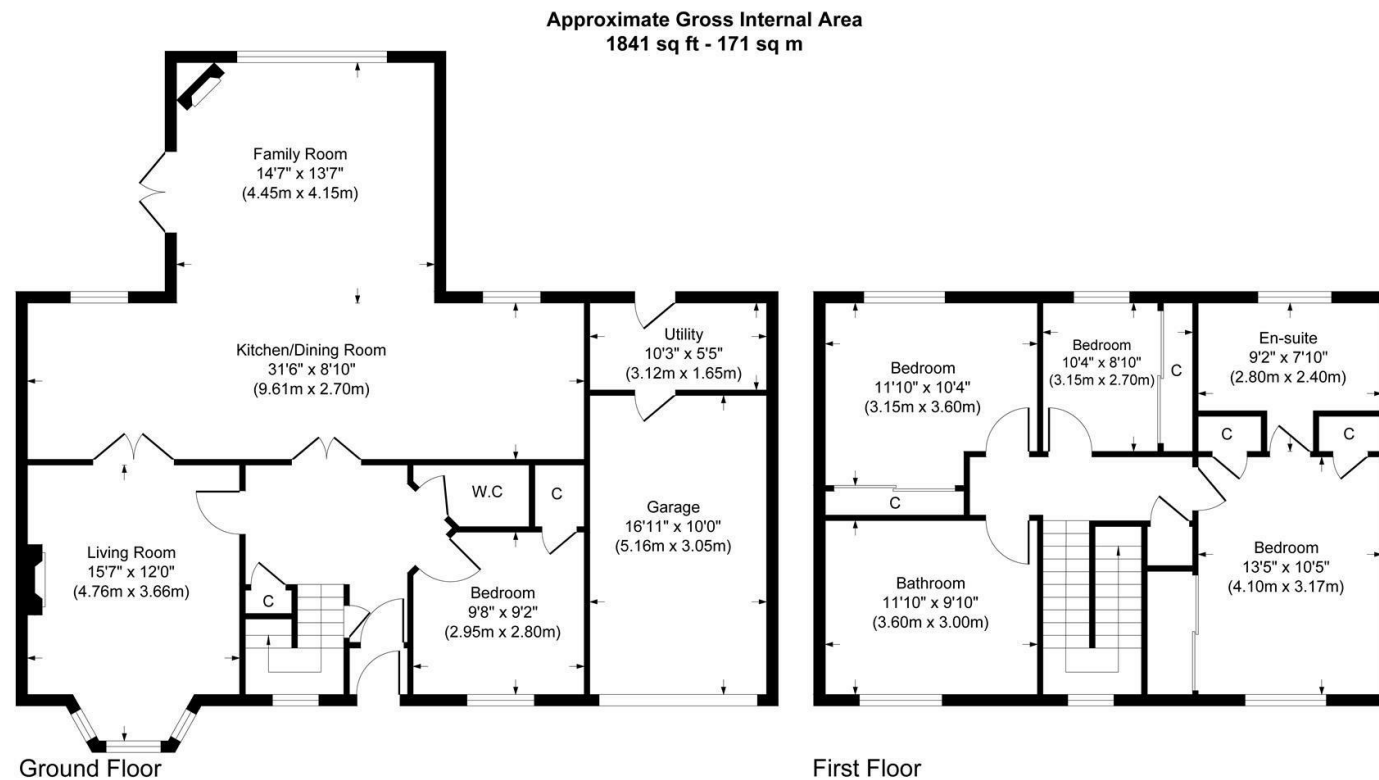
 **ARANCI
& FIRTH**
PROPERTY

6 BAIN AVENUE

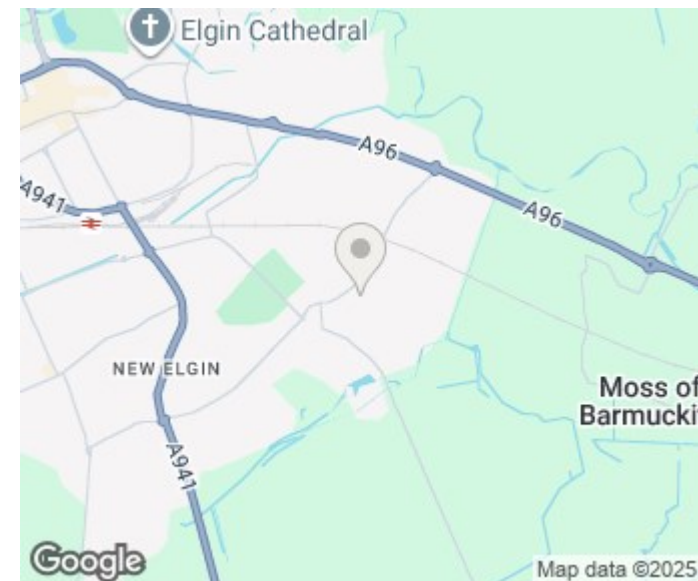
- Spacious four-bedroom detached family home in a popular New Elgin location
- Stunning open-plan kitchen, dining and family room complete with log burning stove and French doors — ideal for modern living
- Bright and inviting living room with bay window and fireplace, perfect for relaxing or entertaining
- Flexible ground-floor bedroom/office, ideal for home working or guests
- Principal bedroom with stylish en-suite shower room and plenty of wardrobe space
- Modern family bathroom plus convenient downstairs WC
- Integral garage, driveway parking, and enclosed rear garden that isn't overlooked
- Peaceful residential setting within easy reach of schools, shops and local amenities







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	82
(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: 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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