



27 BREMNER DRIVE

ELGIN, IV30 4GJ

£235,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this immaculately presented five-bedroom family home, offering generous living space, versatile accommodation, and a well-designed layout perfect for modern family life.

On the ground floor, the welcoming entrance hallway leads to a spacious living room — a comfortable setting for relaxing or entertaining. The heart of the home is the stylish kitchen diner, offering ample space for family meals and everyday living, while a separate formal dining room provides the ideal setting for special occasions. A convenient downstairs WC, storage cupboards and garage with electric door complete the ground floor layout, adding both practicality and functionality.

Upstairs, there are five well-proportioned bedrooms, including a principal bedroom with its own en suite shower room, along with a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a private driveway leading to the garage and a well-maintained garden with a patio area — ideal for outdoor enjoyment. This property further benefits from a substantial shed with power that can be used as a workshop if required.

This is a wonderful opportunity to acquire a spacious and well-balanced home, perfect for growing families or those seeking additional room to live and work in comfort.

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PROPERTY

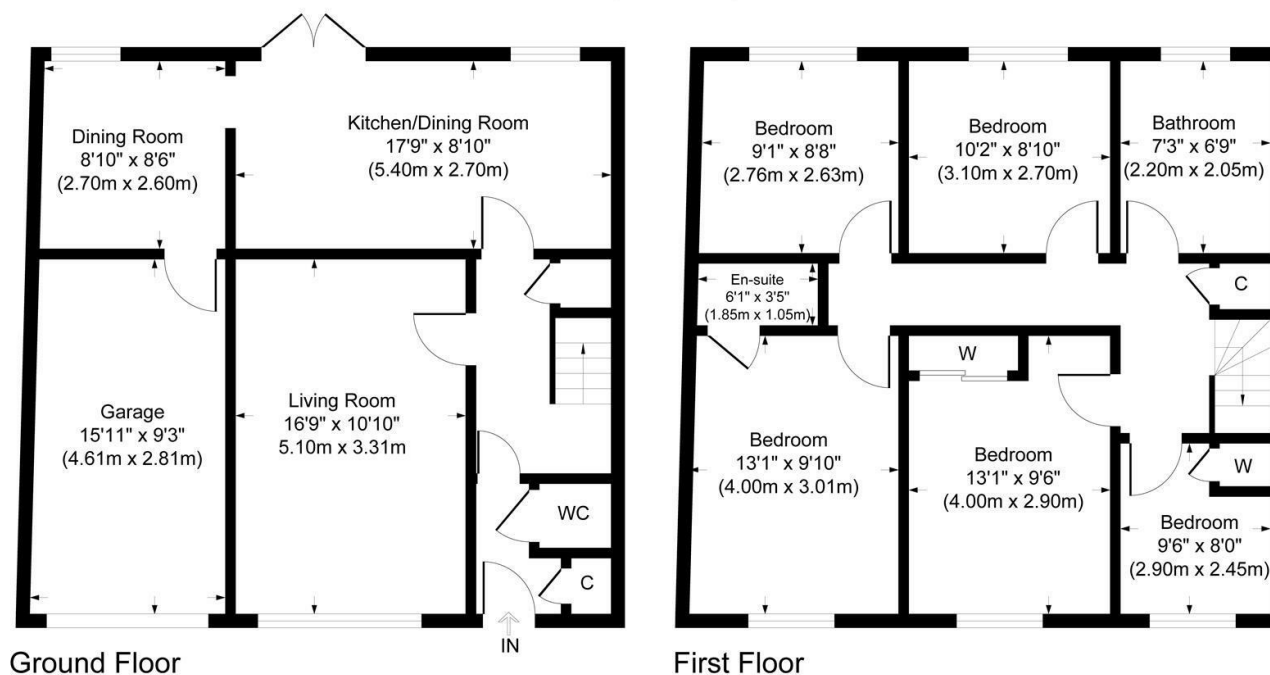
27 BREMNER DRIVE

- Spacious five-bedroom family home in a sought-after residential area
- Generous living room ideal for relaxing or entertaining
- Stylish kitchen diner offering a sociable hub for family life
- Separate formal dining room perfect for hosting guests or special occasions
- Principal bedroom with en suite shower room
- Modern family bathroom plus convenient downstairs WC
- Garage with electric door and private driveway providing ample parking
- Well-maintained gardens offering space for outdoor enjoyment including substantial shed with power
- Versatile layout with potential for home working or guest accommodation
- A superb family home combining space, comfort, and convenience

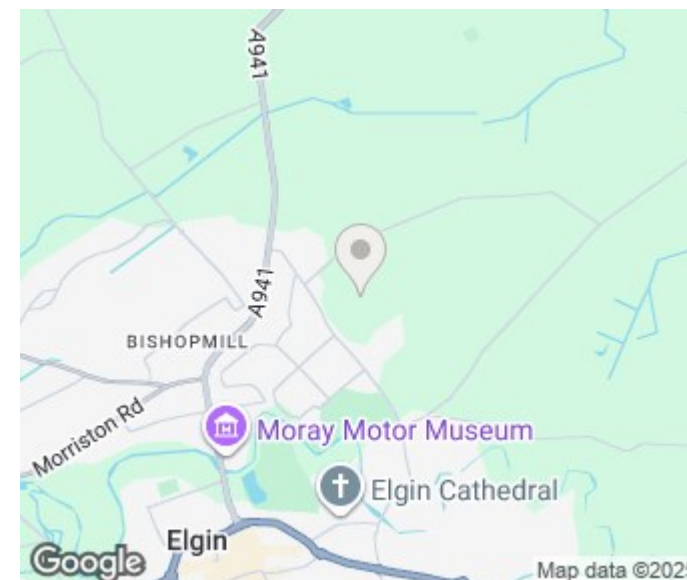




Approximate Gross Internal Area
1412 sq ft - 131 sq m



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		94
(81-91) B		
(69-80) C	78	
(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.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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