



20 PRINGLE ROAD

ELGIN, IV30 4HN

£135,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this mid-terrace house on Pringle Road, Elgin — a fantastic opportunity for buyers to create a home that reflects their own personal style.

The accommodation includes a large living dining room with dual aspect windows, kitchen with garden access, two well-proportioned bedrooms and shower room. Adding to the practicality of this home is plenty of storage on both floors plus it had the advantage of a new boiler fitted in March 2025.

The configuration is functional in its current form and provides plenty of scope for adapting the space to suit individual needs and preferences. The property also boasts a large garden, offering a wonderful opportunity to create an outdoor space tailored to your lifestyle.

Situated in a peaceful and well-established area of Elgin, the home enjoys convenient access to local amenities, schools, parks and transport links. The friendly community and attractive surroundings further enhance its appeal.

Ideal for first-time buyers or investors, this property represents a great opportunity to make a home your own in a desirable location. Early viewing is highly recommended.

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PROPERTY

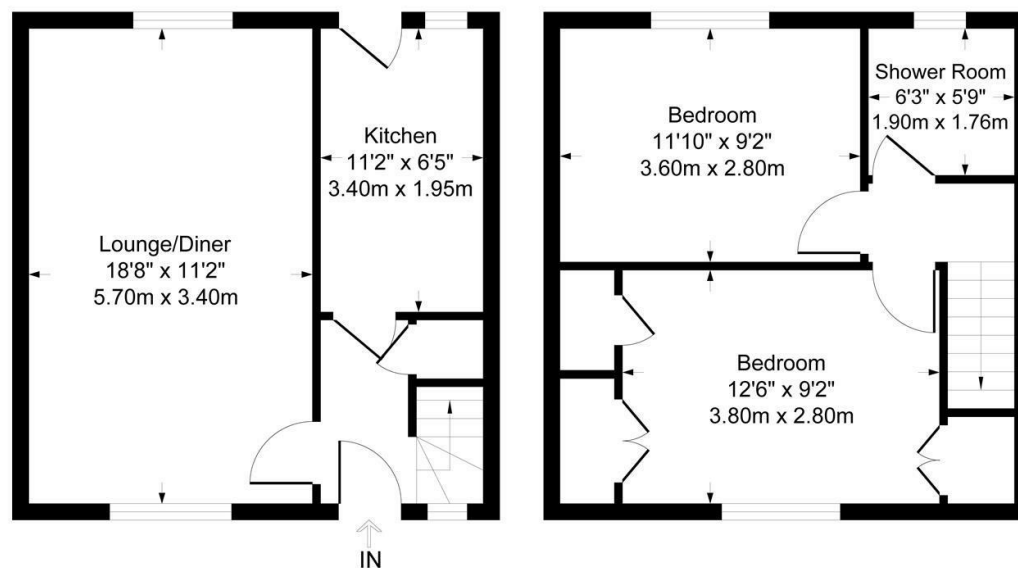
20 PRINGLE ROAD

- Mid-terrace house in a well-established and peaceful area of Pringle Road, Elgin
- Reception room providing a practical and flexible living space
- Kitchen with a functional layout, ideal for daily living
- Two well-proportioned bedrooms offering comfortable accommodation
- Large garden, perfect for outdoor living, entertaining, or creating a personal retreat
- Scope to adapt and personalise the interior to suit individual needs
- Convenient access to local amenities, schools, parks, and transport links
- Friendly and welcoming community atmosphere
- Ideal for first-time buyers or investors seeking a property with strong potential
- Early viewing recommended to fully appreciate the space and setting

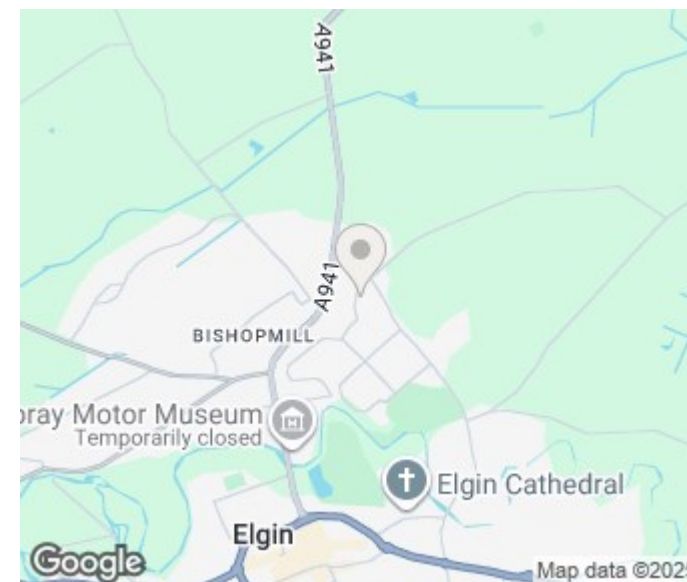




Approximate Gross Internal Area
669 sq ft - 62 sq m



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	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: B

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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