



7 ROYAL TROON DRIVE

ELGIN, IV30 8BA

£215,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully finished first floor apartment on Royal Troon Drive, Elgin. Modern throughout and decorated to an exceptionally high standard, this well-presented property offers stylish, comfortable living in a highly desirable location.

A bright hallway leads into the impressive living area – a spacious and inviting room perfect for relaxing or entertaining. From here, doors open onto a lovely balcony, providing a pleasant spot to enjoy some fresh air and views of Elgin Golf course. The kitchen/diner continues the high-quality theme, fitted to an excellent standard with upgrades, generous storage and contemporary finishes.

The property features two superb bedrooms, each thoughtfully decorated to create a peaceful retreat. The main bedroom benefits from its own en-suite shower room and walk-in-wardrobe for added convenience, while the second bedroom is equally appealing, offering excellent versatility for guests and is a comfortable personal space. A modern family bathroom, a large storage/cloakroom cupboard and floored attic with Ramsey ladder and power completes the accommodation. Outside you have resident and visitor parking and a secure storage locker for bikes and other sporting equipment.

Situated on Royal Troon Drive, the home enjoys a tranquil setting while remaining close to Elgin Golf Club, local amenities, schooling and transport links, making it ideal for downsizers or anyone seeking modern, easy-to-maintain living in Elgin.

With its high-quality finish, contemporary style and excellent location, this property is one not to be missed.

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PROPERTY

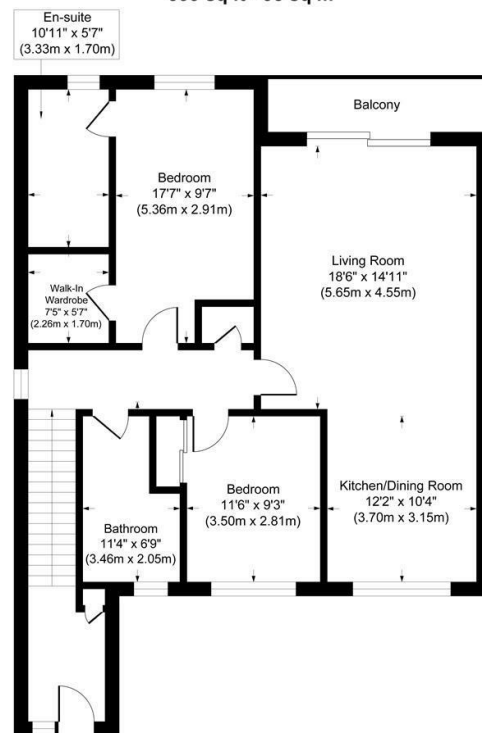
7 ROYAL TROON DRIVE

- Modern interior finished to a high standard throughout
- Spacious living area with access to private balcony with views toward Elgin Golf Course
- Contemporary dining kitchen with excellent upgrades and storage
- Two spacious beautifully presented bedrooms
- Main bedroom with stylish en-suite shower room and walk in wardrobe
- Modern family bathroom
- Plenty of storage including a floored attic with power and Ramsey ladder
- Move-in condition with quality décor
- Peaceful location close to amenities including Elgin Golf Club
- Ideal property for a variety of buyers including those looking to downsize



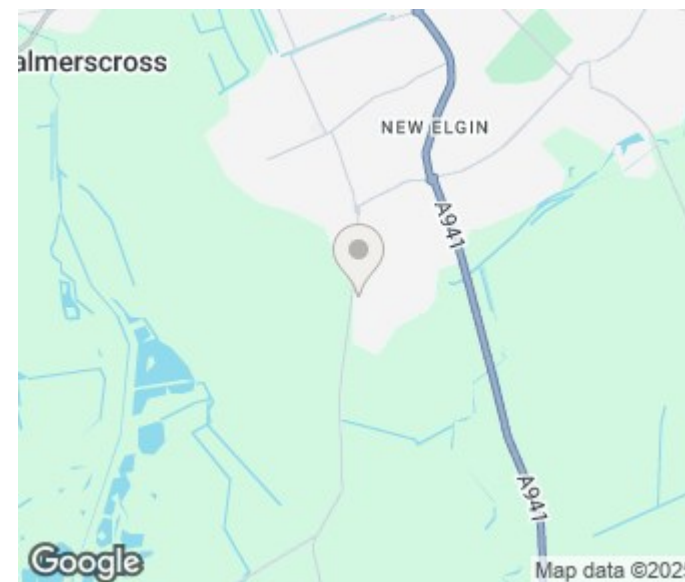


Approximate Gross Internal Area
999 sq ft - 93 sq m



First Floor

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	84	84
(69-80) C		
(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: B Council Tax Band: C

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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

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