



## 23 MILNEFIELD AVENUE ELGIN, IV30 6EJ

£165,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this well-presented two-bedroom bungalow, ideally located on the popular Milnefield Avenue in Elgin. Offering comfortable and convenient single-storey living, this property will appeal to a wide range of buyers including those looking to downsize and small families.

The accommodation is thoughtfully laid out. On entering, you are welcomed into a bright and spacious reception room, providing an inviting space for both everyday living and entertaining. Neutral décor throughout creates a calm, airy feel and offers a blank canvas for new owners to personalise. Both bedrooms are well-proportioned and versatile with fitted wardrobes, while the bathroom is neatly arranged to meet daily needs with ease.

Externally, the home benefits from a large secure rear garden and private driveway providing convenient off-street parking for multiple vehicles. Set within a quiet and established residential area, the property enjoys a peaceful setting while remaining within easy reach of local amenities, transport links and services.

Offering the ease and practicality of single-storey living in a sought-after location, this attractive bungalow represents an excellent opportunity and is highly recommended for viewing.

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& FIRTH**  
PROPERTY

## 23 MILNEFIELD AVENUE

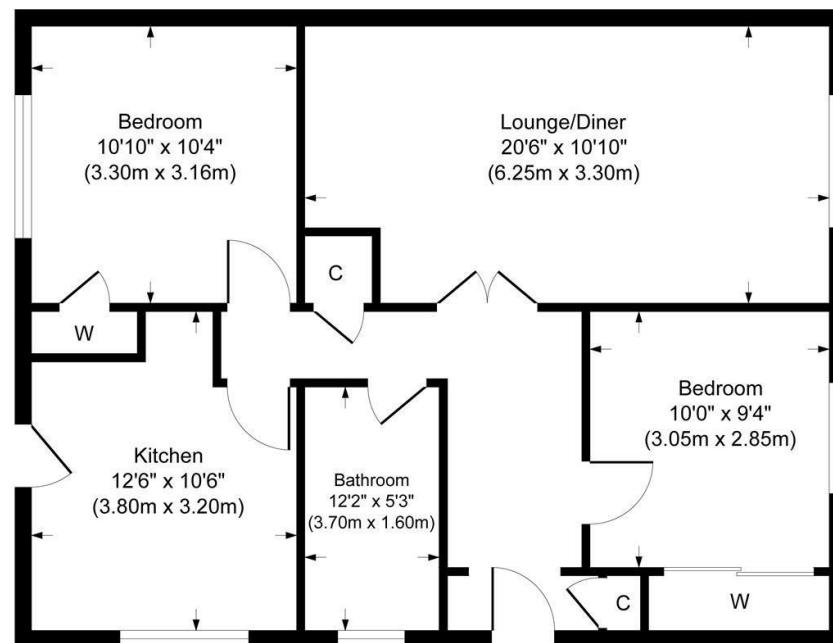
- Popular residential location in Elgin • Well-presented two-bedroom bungalow • Convenient single-storey living • Bright and spacious reception room • Neutral décor throughout • Well-proportioned, flexible bedrooms • Private driveway for multiple vehicles • Quiet and established neighbourhood • Close to local amenities and transport links • Ideal for downsizers, first time buyers and small families





## Approximate Gross Internal Area

732 sq ft - 68 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.

**EPC Rating: C** **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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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