



8 LAVINIA MALCOLM LANE

ELGIN, IV30 4FR

£260,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market, this impeccably presented David Wilson Home, nestled in the sought-after Findrassie development in Elgin.

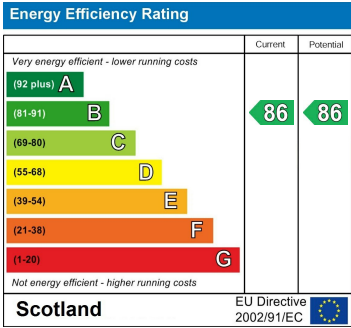
This exceptional residence boasts a bright and airy open-concept kitchen, dining, and living area, perfect for modern living. The living space features a stylish media wall with a striking fireplace, creating a cosy focal point.

The upgraded kitchen is a chef's delight, showcasing high-quality integrated appliances, plenty of storage and kick plate lighting. French doors lead to a charming south-facing garden, making indoor-outdoor entertaining effortless. Complete with an exquisite utility room featuring an integrated microwave and an additional door to the garden, this space is both functional and stylish. The ground floor also includes a convenient WC an integral garage and under stair storage cupboard.

**ARANCI
& FIRTH**
PROPERTY



EPC Rating: B Council Tax Band: D



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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