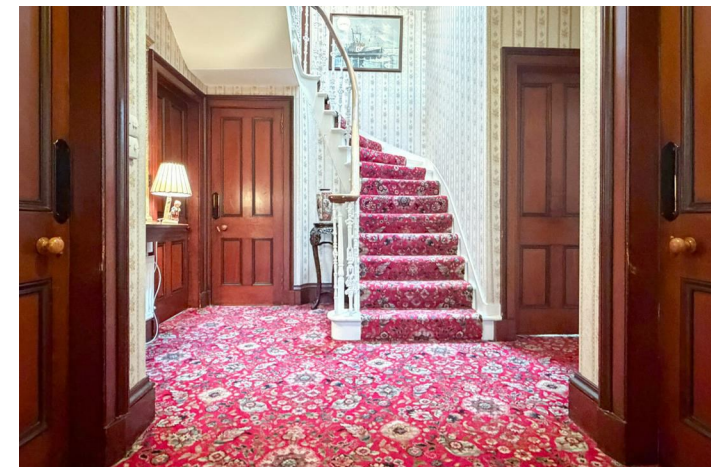




2 QUEEN STREET

ELGIN, IV30 1RR

£385,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this attractive period property to the market. Situated on Queen Street in the popular town of Elgin, this spacious and versatile home offers well-proportioned accommodation arranged over two floors, a wealth of original features and the added benefit of a detached garage. With a new boiler and no onward chain, this property presents an appealing opportunity for purchasers looking for a straightforward move.

The ground floor provides an excellent choice of living and entertaining spaces, including a generous living room, separate dining room and sitting room. A conservatory offers an additional versatile space with views and access towards the garden. The well-appointed kitchen is complemented by a useful store, while a further study/bedroom provides flexibility for those requiring a home office, playroom or ground-floor bedroom. A WC completes the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including an impressive principal bedroom, together with a family bathroom and two useful storage rooms. The property retains many original features, adding character and charm, while the generous layout offers considerable flexibility for family living.

Externally, the property benefits from a garden and a detached garage, providing valuable off-street parking and additional storage.

Queen Street is conveniently positioned for access to Elgin's wide range of amenities, including shops, schools, leisure facilities, cafés and restaurants, while excellent transport links provide easy access to the surrounding area.

**ARANCI
& FIRTH**
PROPERTY

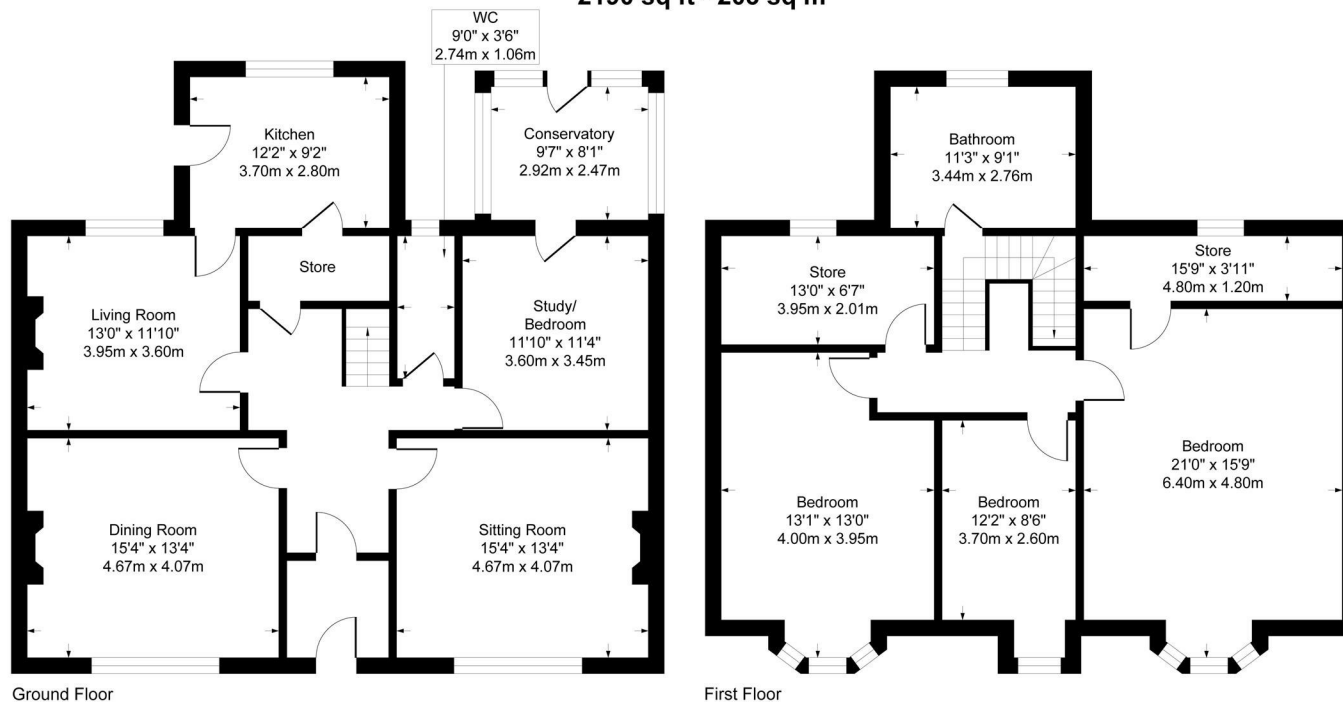
2 QUEEN STREET

- Attractive period property full of character
- Wealth of original features
- Spacious and versatile family accommodation
- Three reception rooms plus conservatory
- Four flexible bedrooms, including a ground-floor option
- New boiler installed
- Detached garage and off-street parking
- Garden with conservatory access
- Convenient location within Elgin
- No onward chain

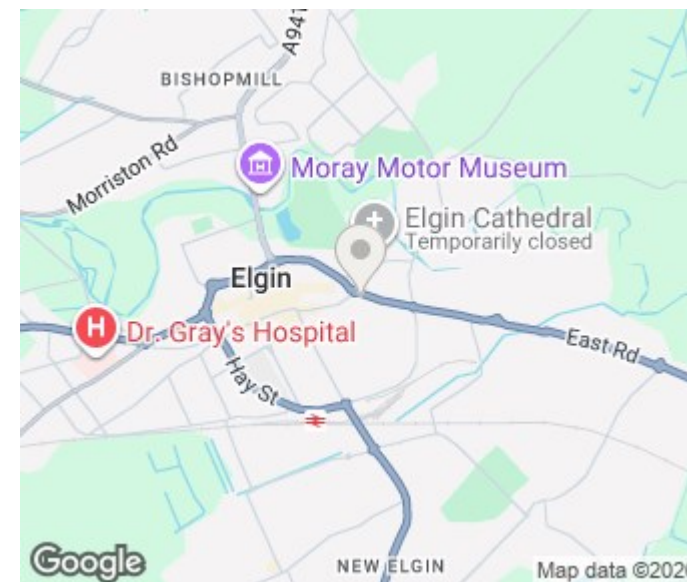




**Approximate Gross Internal Area
2190 sq ft - 203 sq m**



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	60	77
	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: F

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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ARANCI & FIRTH
PROPERTY