



21 THORNHILL DRIVE

ELGIN, IV30 6GS

£270,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented four-bedroom detached family home, situated in the popular residential area of Thornhill Drive, Elgin. Offering spacious accommodation with an enclosed rear garden and garage, this fantastic property is ideal for modern family living.

Stepping inside, the welcoming entrance hall leads into a bright and comfortable lounge, providing the perfect place to relax. To the rear of the property, the spacious kitchen and dining room offers an excellent space for everyday family life and entertaining, with French doors opening directly onto the enclosed rear garden, allowing natural light to flood the room.

The ground floor is further complemented by a convenient cloakroom with WC and utility cupboard, while the garage provides excellent storage or secure parking.

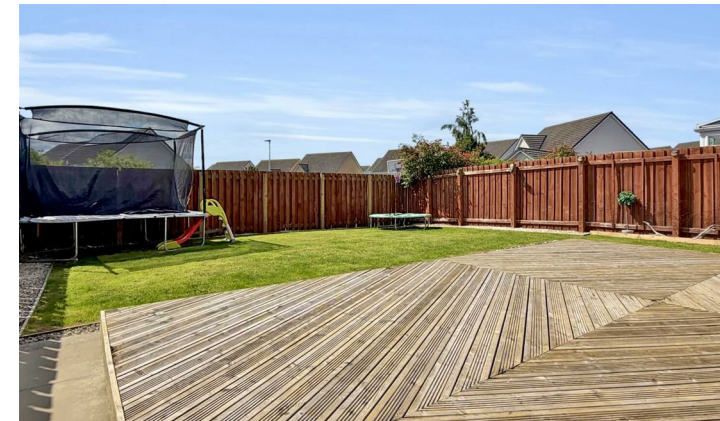
Upstairs, there are four well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, whilst a modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, double fenced for privacy with the advantage of no houses directly behind it, ideal for children, pets and outdoor entertaining. To the front, a driveway provides off-street parking and leads to the attached garage.

**ARANCI
& FIRTH**
PROPERTY

21 THORNHILL DRIVE

- Detached four-bedroom family home
- Popular residential location in New Elgin
- Spacious lounge
- Kitchen/dining room with French doors to the garden
- Principal bedroom with en-suite
- Ground floor WC with utility cupboard
- Modern family bathroom
- Attached garage and private driveway
- Enclosed rear garden with the advantage of no houses directly behind it
- Beautifully presented throughout





Approximate Gross Internal Area
1307 sq ft - 121 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	80	84
(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: E

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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