



21 LUNAN ROAD

ELGIN, IV30 4FF

£239,995
FREEHOLD

Aranci & Firth is delighted to market this impressive new home on behalf of David Wilson Homes, located within the highly sought-after Findrassie development in Elgin.

The Huntly is a thoughtfully designed three-bedroom home that perfectly combines modern style with practical family living. The heart of the home is the bright and spacious kitchen/dining area, offering an ideal space for everyday life and entertaining alike, with French doors opening directly onto the rear garden. A comfortable lounge provides the perfect place to relax and unwind.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom that could equally serve as a nursery, home office or guest room. The principal bedroom benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the remaining accommodation.

Designed with energy efficiency and modern lifestyles in mind, The Huntly offers a superb opportunity to enjoy a brand-new home within one of Elgin's most exciting residential communities. Findrassie provides excellent access to local amenities, schools, transport links and the town centre, making it an ideal choice for families, professionals and first-time buyers alike.

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PROPERTY

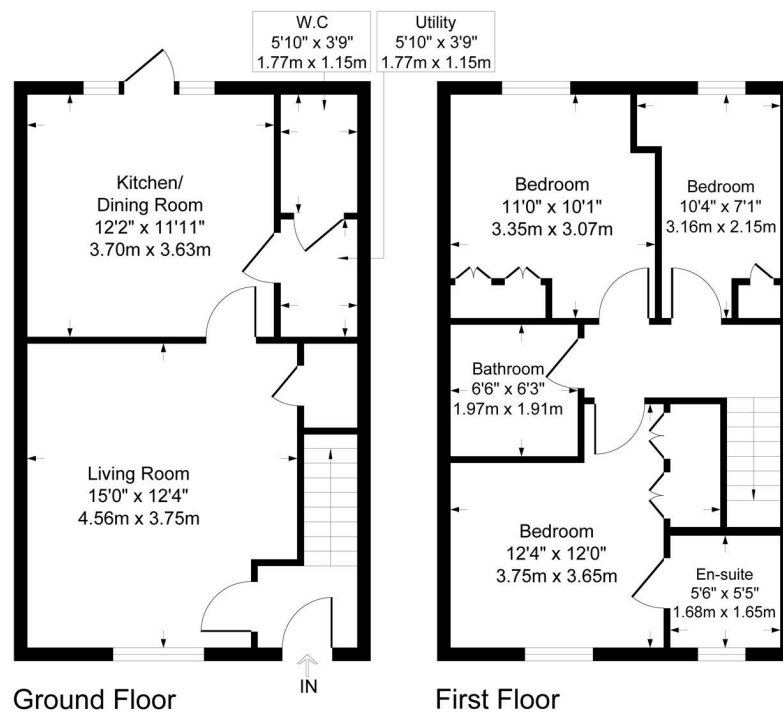
21 LUNAN ROAD

- Brand-new David Wilson Homes property
- Located within the popular Findrassie development
- Bright open-plan kitchen/dining area with door leading out to the rear garden
- Spacious and comfortable lounge
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Downstairs WC and utility room adding to the convenience and practicality of this home
- Energy-efficient modern construction with the advantage of solar panels
- Ideal for families, professionals and first-time buyers





Approximate Gross Internal Area
883 sq ft - 82 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	88	89
(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: 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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