





ELYSIUM GLEN ELGIN ROAD

ELGIN, IV30 8SZ

£425,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached family home, situated in the sought-after rural setting of Longmorn, close to Elgin. Beautifully presented throughout and maintained to an excellent standard, the property offers spacious and versatile accommodation with a particularly impressive open-plan living area at its heart.

The outstanding lounge/dining room is a real feature of the home, offering an abundance of natural light and a wonderful sense of space. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor areas and making this an ideal space for both everyday family life and entertaining. A striking spiral staircase leads to a mezzanine level, currently utilised as an office, which overlooks the main living area.

The well-designed kitchen/dining room is both stylish and practical, with a good range of fitted units and ample space for dining. A separate utility room and shower room add further convenience.

The accommodation includes four well-proportioned bedrooms, with two located on the ground floor and two on the first floor. The master bedroom benefits from fitted wardrobes and en-suite facilities, while a further family bathroom serves the ground-floor bedroom. The first floor also offers excellent flexibility, with bedrooms providing generous proportions and the mezzanine office offering an ideal work-from-home space.

Externally, the property enjoys a peaceful setting with a garden providing space for outdoor relaxation and entertaining. A substantial double garage with electric doors provides excellent secure parking and storage.

This is a superb family home, combining generous accommodation, an exceptional living space and a peaceful countryside setting in a cul-de-sac of only three houses, while remaining within easy reach of Elgin and its extensive range of

ARANCI & FIRTH PROPERTY

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• Beautifully presented detached family home with large garden • Wonderful light-filled vaulted ceiling living space • French doors opening onto the garden • Stylish dining kitchen with French doors • Four generous bedrooms • Flexible mezzanine home office • Master bedroom with fitted wardrobes and en-suite shower room • Three well-appointed bath/shower facilities • Excellent double garage with electric doors and two driveways providing ample parking for multiple vehicles • Peaceful Longmorn setting close to Elgin and Millbuies Country Park



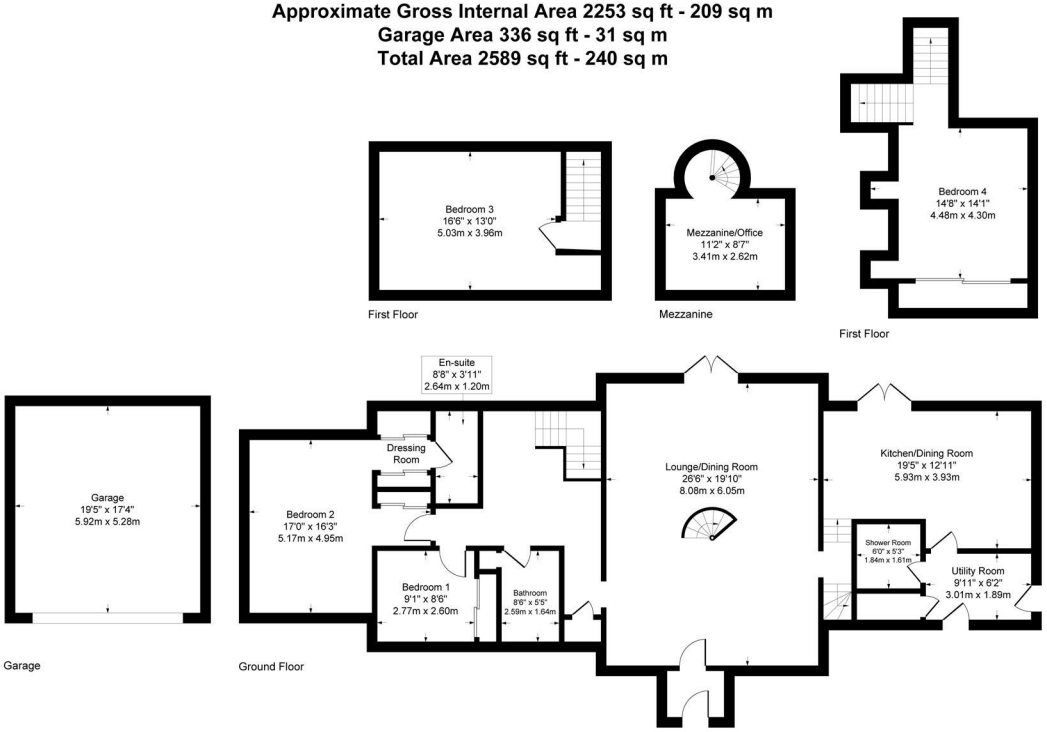




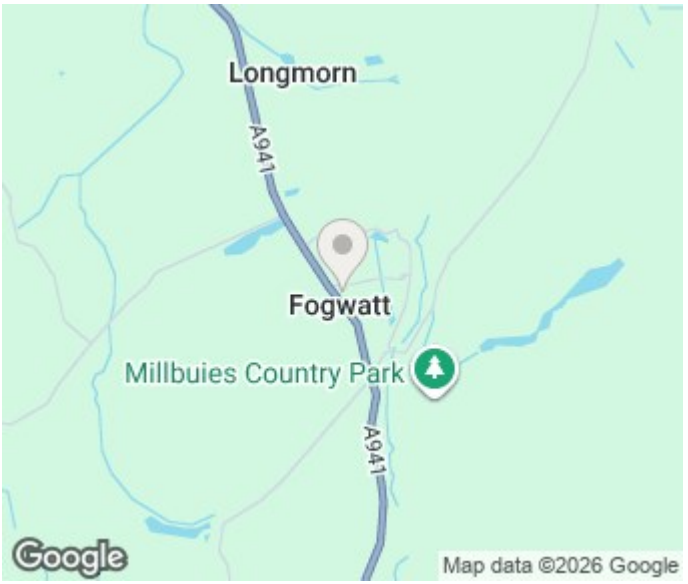


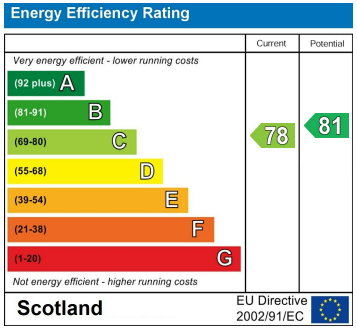


Approximate Gross Internal Area 2253 sq ft - 209 sq m
Garage Area 336 sq ft - 31 sq m
Total Area 2589 sq ft - 240 sq m



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: F

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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