





14 PARKVIEW

ELGIN, IV30 8JZ

£160,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this detached two-bedroom bungalow, situated within the peacful residential area of Parkview, Lhanbryde. Located at the the end of the cul-de-sac offering comfortable single-storey accommodation, generous garden grounds and excellent outdoor space, the property presents an appealing opportunity for a variety of buyers, including first-time purchasers, downsizers and those seeking the convenience of bungalow living.

The accommodation comprises an entrance hallway, a comfortable living room, kitchen, two well-proportioned bedrooms and a shower room. The layout offers practical and easily managed living space, with the benefit of two separate bedrooms providing flexibility for guests, home working or additional storage.

Externally, the property enjoys a particularly generous garden, offering plenty of space for outdoor enjoyment, gardening or further landscaping to suit individual requirements. A detached garage provides useful additional storage, while ample off-road parking is available within the grounds.

Parkview is conveniently positioned within the village of Lhanbryde, which offers a range of local amenities, with the nearby town of Elgin providing a more extensive selection of shops, supermarkets, schooling and leisure facilities. The area also benefits from convenient road and rail links for those travelling further afield.

Offering detached bungalow living, generous outdoor space, a garage and ample parking, this property is well worth viewing to appreciate its accommodation and potential.

ARANCI & FIRTH
PROPERTY

14 PARKVIEW

• Detached two-bedroom bungalow • Located at the end of a peaceful cul-de-sac • Convenient single-storey accommodation • Comfortable living room • Two well-proportioned bedrooms with fitted wardrobes • Practical kitchen with garden access • Generous garden grounds with open outlook to the rear • Detached timber garage and garden • Ample off-road parking • Convenient access to Elgin, Lossiemouth and local amenities



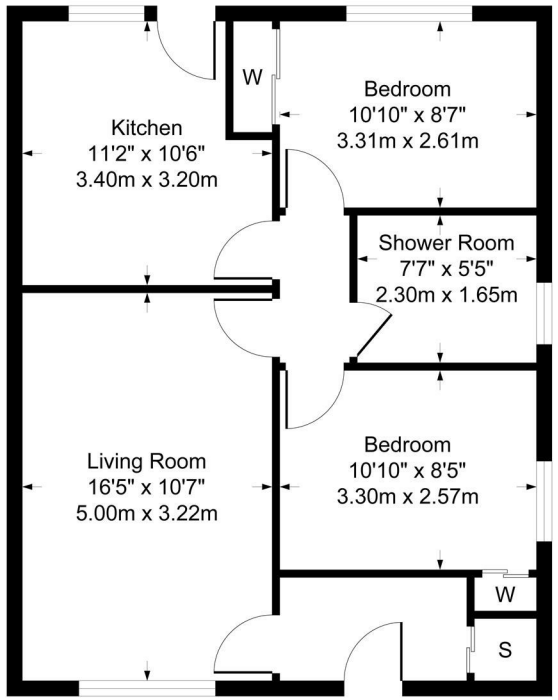




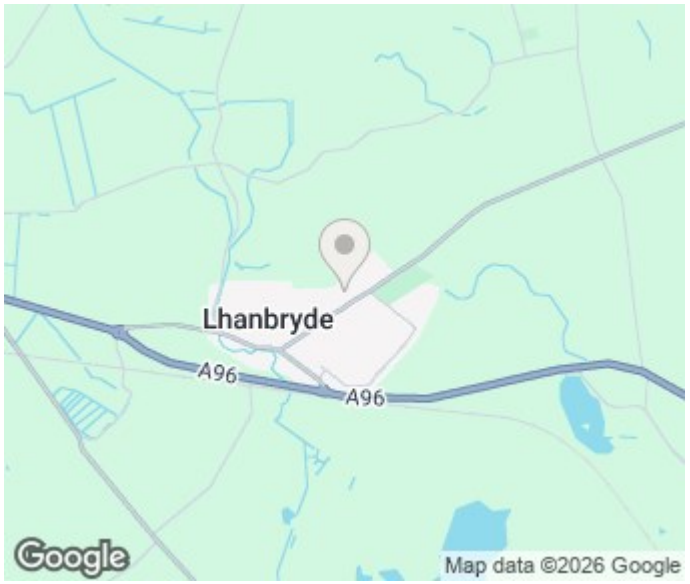


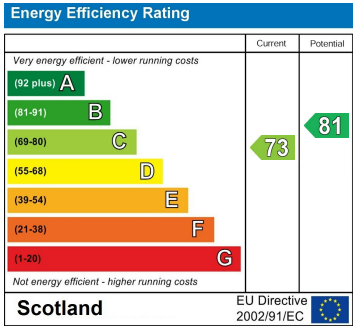


Approximate Gross Internal Area
607 sq ft - 56 sq m



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: A

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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

ARANCI & FIRTH PROPERTY