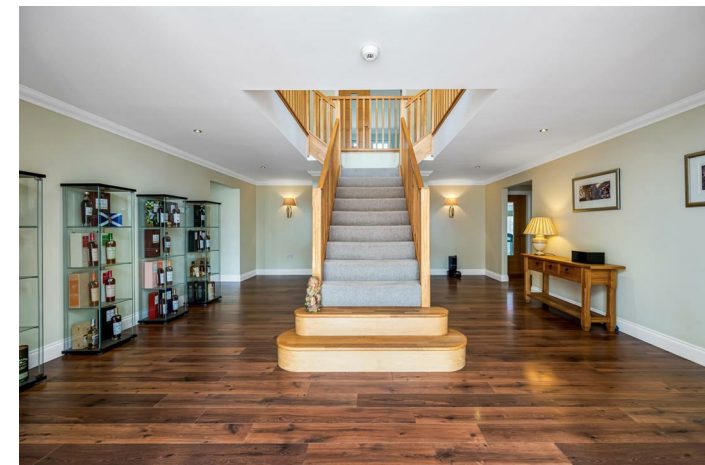




FAIRVIEW HALLOWOOD ROAD

ELGIN, IV30 8NP

£725,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional five-bedroom detached home, set within the highly sought-after semi-rural location of Troves on the edge of Elgin.

Offering an outstanding blend of luxury, space and privacy, this impressive family home has been finished to an exceptional standard throughout. Every bedroom benefits from either a dressing room or fitted wardrobes, together with its own en-suite, providing comfort and convenience for both family living and visiting guests.

The heart of the home is the stunning open-plan kitchen, living and dining area, featuring a high-quality fitted kitchen with an extensive range of integrated appliances. French doors open directly onto a generous patio, creating the perfect space for entertaining and enjoying the beautifully maintained gardens. A spacious sitting room with a welcoming log-burning stove offers a cosy retreat, while a separate formal dining room with double doors provides excellent flexibility for hosting family and friends. A practical utility room and separate WC complete the ground floor.

The first floor continues to impress with an attractive seating area, ideal for relaxing, together with a dedicated home office opening onto a private balcony with stylish glass balustrades. Underfloor heating on the ground floor, quality flooring, oak doors and staircase, and excellent storage throughout further enhance the home's quality and appeal.

Outside, the property enjoys beautifully landscaped gardens with a variety of seating areas, whilst open fields to one side provide an enviable degree of privacy. A garden room with power and decking, workshop with power, detached double garage with electric door, garden shed, elegant external lighting, gated driveway providing parking for multiple vehicles, and hot water solar panels complete this truly remarkable home.

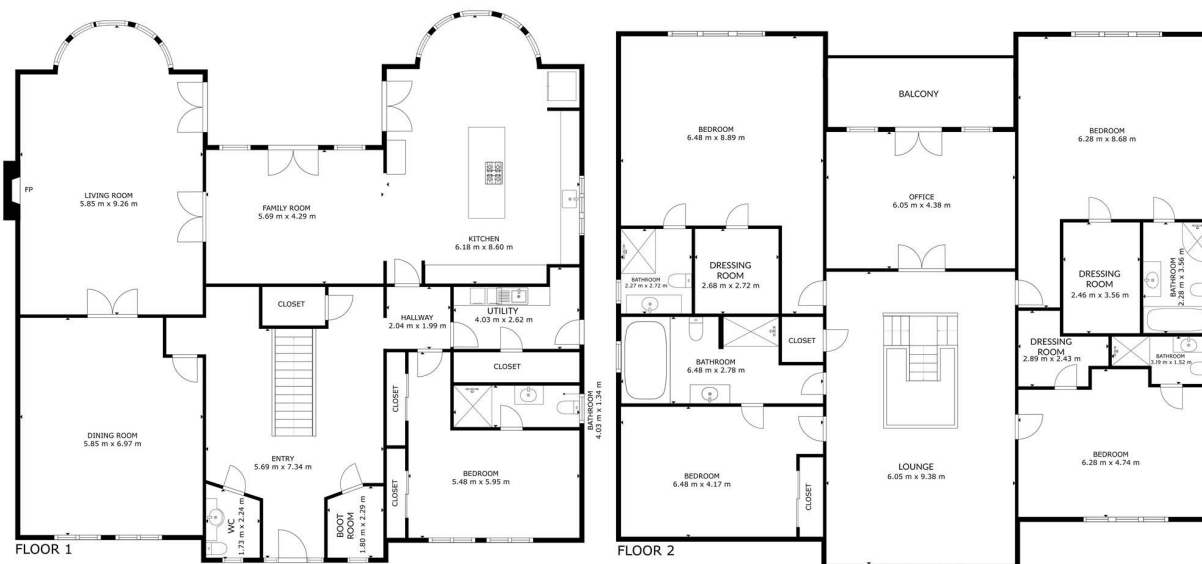
**ARANCI
& FIRTH**
PROPERTY

FAIRVIEW HALLOWOOD ROAD

- Desirable semi-rural location in Troves on the edge of Elgin
- Five generous bedrooms, each with an en-suite and dressing room or fitted wardrobes
- Stunning open-plan kitchen, living and dining area
- Luxury kitchen with an extensive range of integrated appliances
- Underfloor heating, quality flooring, and oak doors throughout
- Spacious home office with balcony with stylish glass balustrade
- Beautifully maintained gardens with open fields to one side for added privacy
- Garden room, workshop and detached double garage with electric door
- Gated driveway providing ample parking for multiple vehicles
- Hot water solar panels for improved energy efficiency







GROSS INTERNAL AREA
FLOOR 1: 265 m², FLOOR 2: 286 m²
TOTAL: 551 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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: G

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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