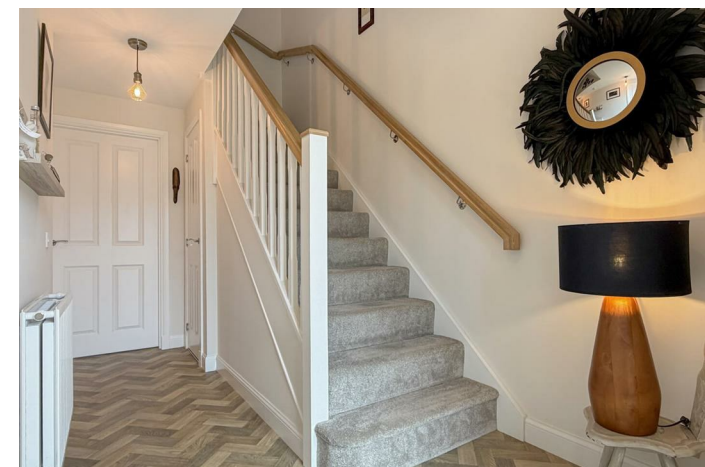




56 ISOBEL GOWDIE ROAD

ELGIN, IV30 4FU

£250,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this immaculate semi-detached home on Isobel Gowdie Road, in Elgin's sought-after Findrassie development, offering stylish, well-presented accommodation which is in genuine walk-in condition.

Well located at the end of a small cul-de-sac with no passing traffic, this home is perfectly suited to modern life. The property provides a welcoming lounge, a well-appointed kitchen/dining room with direct access to the private rear garden, a useful utility cupboard, downstairs WC, three double bedrooms upstairs, a master bedroom with en-suite shower room and a family bathroom.

The bright and comfortable lounge provides an inviting space for relaxing, while the kitchen/dining room offers an excellent setting for everyday family life and entertaining, with doors opening directly onto the rear garden. The ground floor WC and utility cupboard adds further convenience.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom completes the accommodation.

Outside, the property offers a driveway for multiple vehicles and a private rear garden, providing a lovely outdoor space for relaxing, dining or enjoying the warmer months. life.

**ARANCI
& FIRTH**
PROPERTY

56 ISOBEL GOWDIE ROAD

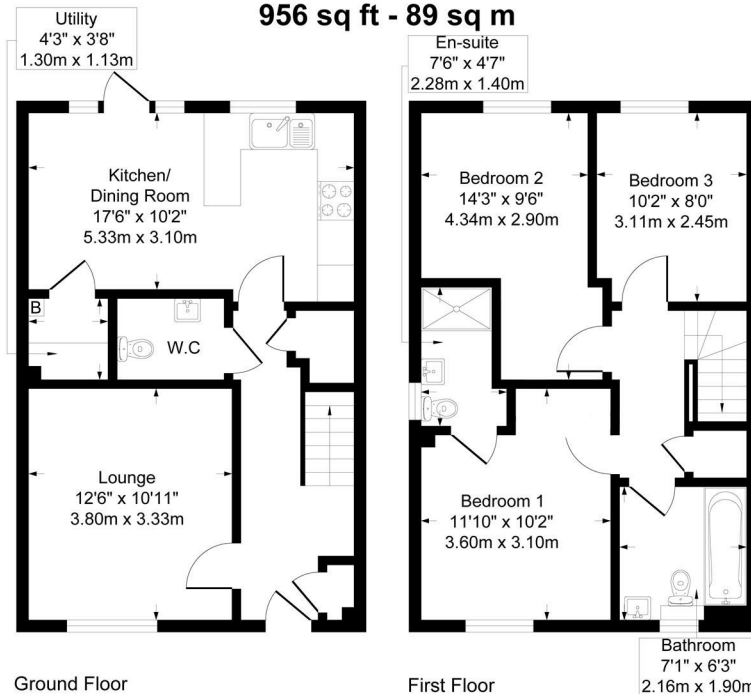
- Immaculate semi-detached home well located at end of small-cul-de-sac
- Presented in excellent walk-in condition
- Three well-proportioned bedrooms
- Master bedroom with en-suite shower room
- Bright and welcoming lounge
- Modern kitchen/dining room with utility cupboard
- Direct access to private rear garden
- Upstairs family bathroom and useful ground floor WC
- Comfortable accommodation, parking for multiple vehicles and well sized garden
- Located in Elgin's sought-after Findrassie development





Approximate Gross Internal Area

956 sq ft - 89 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	87	87
(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: D

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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