22 YOUNG STREET

ELGIN, IV30 5TU

£180,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully renovated terraced house, ideally situated in the popular coastal village of Burghead. Offering versatile and comfortable accommodation across two levels, this charming property would make an excellent home for a range of buyers.

The property has been fully modernised throughout, creating a welcoming home that combines contemporary finishes with a cosy and homely feel. On entering, a welcoming hallway leads to a versatile study/bedroom 3, providing excellent flexibility for those working from home, accommodating guests or requiring an additional bedroom.

The cosy lounge is a particularly inviting space, featuring an attractive fireplace with a log burner which provides a lovely focal point and creates a warm and cosy atmosphere. To the rear, the beautifully fitted kitchen and dining area offers a practical and sociable space for everyday living and entertaining. A rear vestibule and family bathroom complete the ground floor accommodation.

Upstairs, there are two generous bedrooms, offering excellent space for furnishings and storage. A separate shower room provides additional convenience and storage cupboards on the landing completes the first floor accommodation. Outside there is a large storage building ideal for sporting equipment or as a workshop.

Burghead is a picturesque coastal village with a fascinating history and beautiful surrounding coastline, offering scenic walks and opportunities to enjoy the outdoors. Local amenities are close at hand, with the nearby towns of Elgin and

ARANCI & FIRTH PROPERTY

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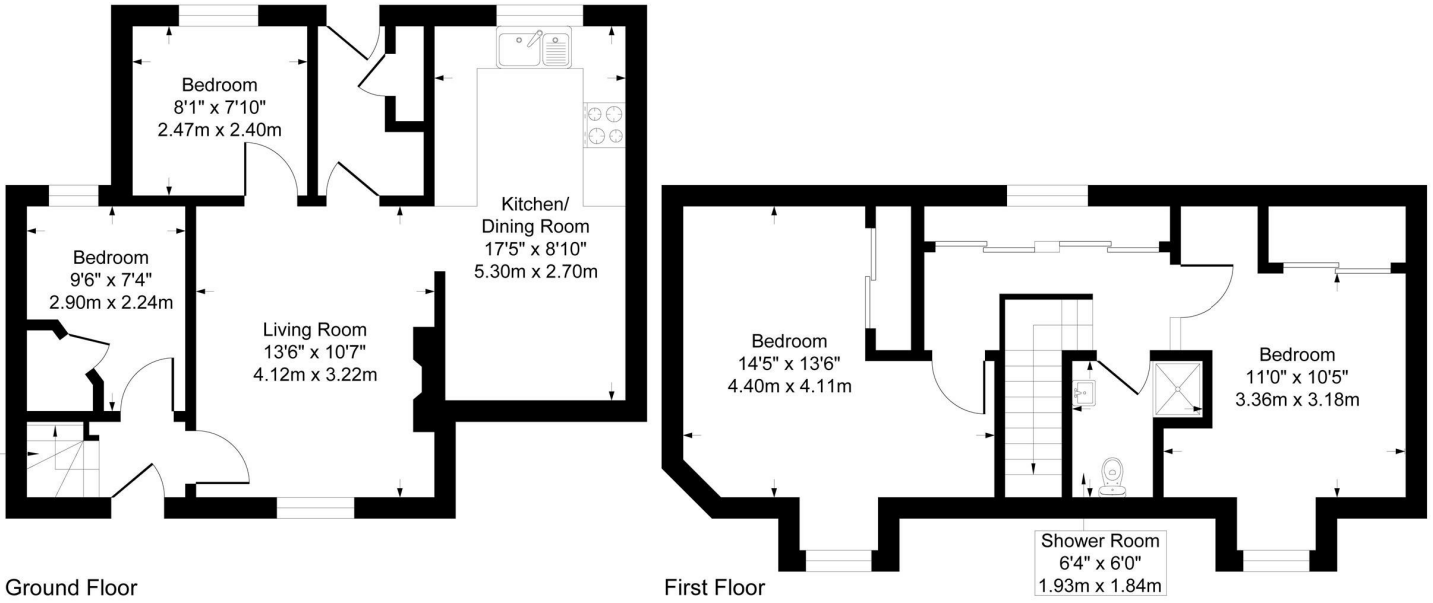
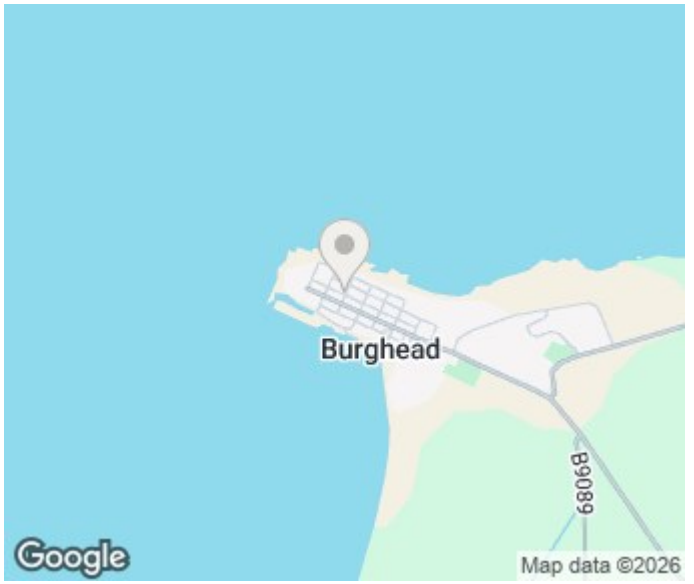
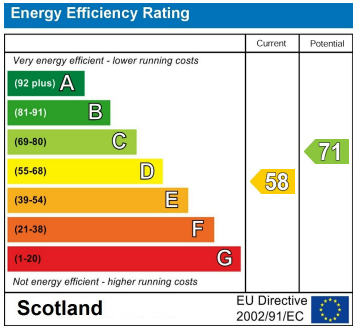
• Fully renovated throughout and repointed with lime mortar • Cosy lounge with attractive fireplace with log burner • Beautifully fitted kitchen and spacious dining area • Two generous first-floor bedrooms • Flexible study/bedroom 3 • Family bathroom & separate shower room • Popular coastal village location • Beautiful coastal walks, beach and harbour nearby • Convenient for local amenities • Versatile and stylish family home with the advantage of large outside storage building

Approximate Gross Internal Area
996 sq ft - 93 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: D Council Tax Band: A

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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