

3 BARLINK ROAD

ELGIN, IV30 6HN

£155,000
FREEHOLD

Deena Aranci of Aranci & Firth Estate Agents is delighted to present this charming three-bedroom home, ideally positioned on the ever-popular Barlink Road in Elgin.

Nestled within a peaceful and friendly neighbourhood, this delightful property offers an excellent balance of comfort, practicality and convenience—perfect for modern living. The accommodation is well-proportioned throughout, with the ground floor comprising a welcoming lounge, a bright kitchen/dining area ideal for everyday family life and a convenient WC.

Upstairs, the property continues to impress with three bedrooms and a family bathroom, offering flexible space for families, first-time buyers or those looking to work from home.

The home is presented in good order throughout and is truly in walk-in condition, allowing purchasers to settle in with ease. A new boiler has also been fitted and remains under warranty, providing added peace of mind and energy efficiency for the new owner. Outside, the rear garden provides a private space to relax, unwind or enjoy outdoor dining.

Set within a welcoming community, the property benefits from a desirable location with easy access to local amenities, schools and transport links, making it an ideal choice for a wide range of buyers. Whether you are stepping onto the property ladder or seeking a sound investment, this is a fantastic opportunity to acquire a well-maintained home in a sought-after area of Elgin.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

 **ARANCI
& FIRTH**
PROPERTY

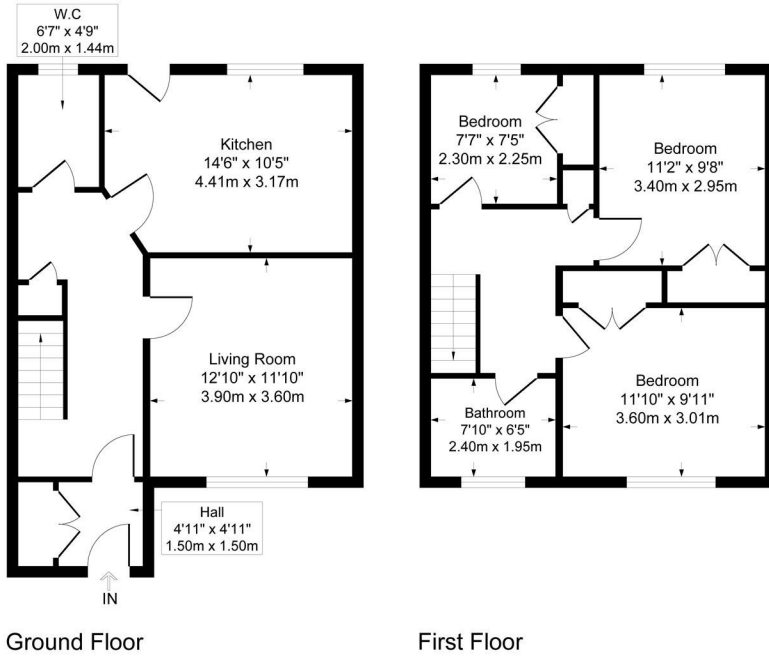
3 BARLINK ROAD

- Popular Barlink Road location close to transport links and amenities
- Bright lounge perfect for relaxing
- Spacious newly fitted kitchen/diner perfect for modern family living
- Convenient ground floor WC
- Three well-proportioned bedrooms all with fitted wardrobes
- Upgraded family bathroom upstairs
- Walk-in condition throughout
- Private rear garden and driveway for multiple vehicles to the front
- Friendly, welcoming neighbourhood
- Ideal for first-time buyers

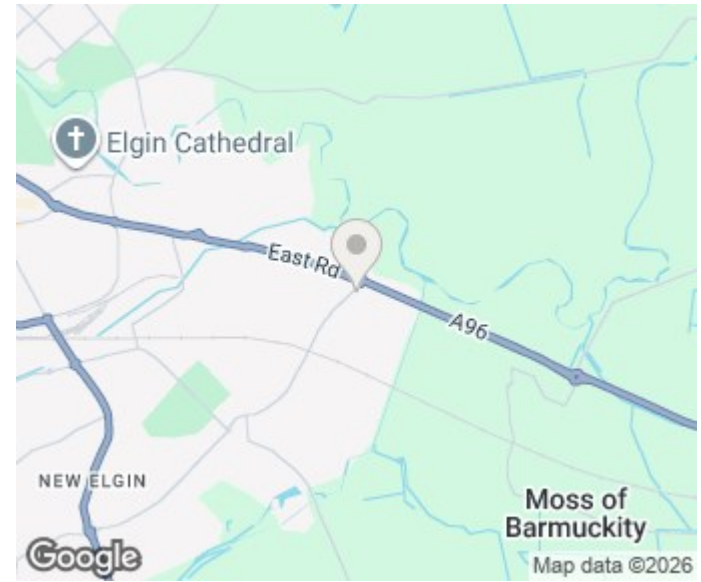




**Approximate Gross Internal Area
957 sq ft - 89 sq m**



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			
(69-80) C		78	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: C

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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