



16 FYVIE GREEN

ELGIN, IV30 8AW

£155,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented two-bedroom flat, located within the popular residential area of Fyvie Green, Elgin. Finished in immaculate condition throughout and decorated in stylish neutral tones, this stunning home is ready for its new owners to move straight in and enjoy.

The heart of the property is the impressive open-plan kitchen, dining and lounge area, creating a bright and sociable living space that is perfect for modern lifestyles. Flooded with natural light, this attractive room offers the ideal setting for both relaxing and entertaining, whilst the contemporary kitchen provides ample storage and workspace.

The property further benefits from two generously sized bedrooms, both beautifully presented and offering comfortable accommodation. A modern bathroom completes the layout, with the entire property showcasing a high standard of finish and attention to detail throughout.

Situated in a desirable location, Fyvie Green enjoys a peaceful setting whilst remaining within easy reach of Elgin's excellent range of amenities, including shops, schools, leisure facilities and transport links.

Combining immaculate presentation, contemporary open-plan living and a convenient location, this exceptional property represents an outstanding opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the quality and style on offer.

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& FIRTH**
PROPERTY

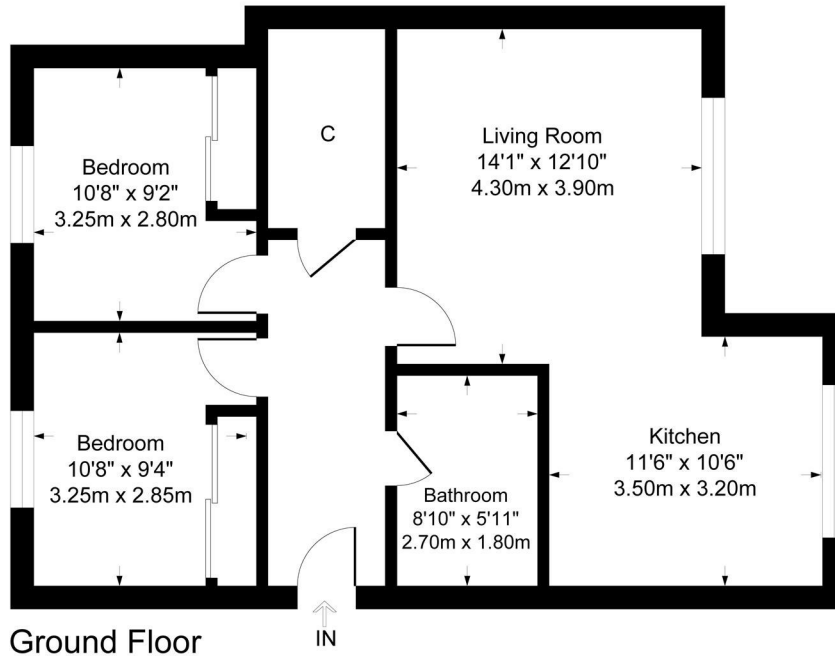
16 FYVIE GREEN

- Immaculate condition throughout
- Beautifully decorated in neutral tones
- Stunning open-plan kitchen, dining & lounge
- Bright and spacious living accommodation
- Two generous airy bedrooms
- Modern bright bathroom
- Move-in ready home
- Stylish contemporary finish
- Popular residential location
- Early viewing highly recommended

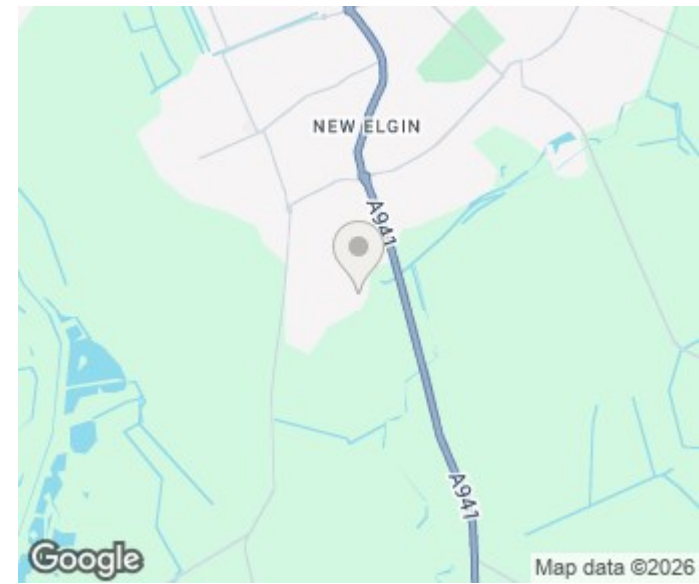




**Approximate Gross Internal Area
695 sq ft - 64.5 sq m**



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		82	82
(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: B

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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