



3 WOODSIDE CALCOTS ROAD

ELGIN, IV30 8BW

£345,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this beautifully presented and deceptively spacious steading-style terraced home, set a charming courtyard setting on Calcots Road, just outside Elgin. Enjoying a semi-rural feel while remaining close to the town centre, this distinctive property combines elegant design, modern efficiency and attractive open views.

The accommodation is thoughtfully arranged over two levels and comprises four generous double bedrooms, all with fitted wardrobes, offering excellent flexibility for family living or guests, with four bathrooms, including two stylish en-suite bathrooms.

The home offers three versatile reception rooms, including a well-proportioned ground floor living room and a bright, airy first-floor living room with an elevated outlook, ideal for relaxing or entertaining. A separate dining room provides additional flexibility and could equally serve as a home office.

At the heart of the property lies a spacious dining kitchen, finished to a high standard and featuring an attractive arched doorway leading directly to the rear garden, creating a seamless indoor-outdoor connection. A practical utility room with garden access enhances everyday convenience. The ground floor benefits from underfloor heating, complemented by hot water solar panels. Further quality features include solid oak doors and staircase, Moduleo and oak flooring on the ground floor, and excellent storage throughout.

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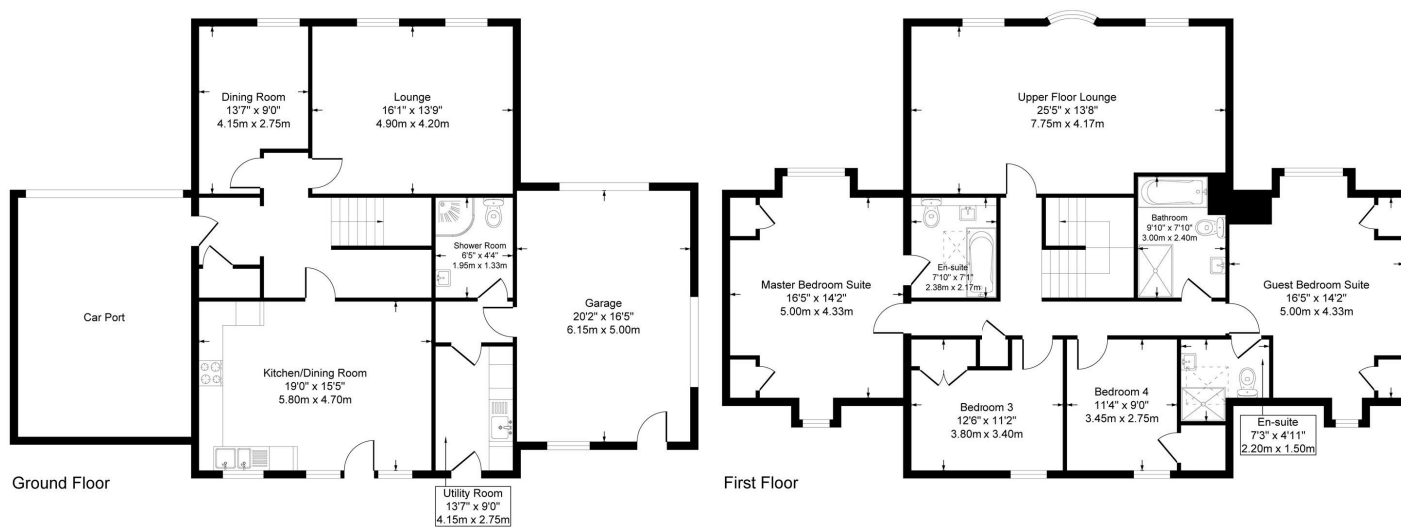
3 WOODSIDE CALCOTS ROAD

- Stylish steading-style terraced home in courtyard setting
- Four double bedrooms with fitted wardrobes
- Four bathrooms, including two en-suites
- Three flexible reception rooms
- Bright first-floor lounge with elevated outlook
- Spacious dining kitchen with garden access
- Underfloor heating and solar hot water
- Integral garage, carport and ample parking
- Secure rear garden and front decked area
- Semi-rural location close to Elgin town centre





Approximate Gross Internal Area
2717 sq ft - 252 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	79	84
(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: E

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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