



3 CARNEGIE COURT

ELGIN, IV30 8BF

£215,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this modern and beautifully maintained two-bedroom flat, situated within the highly sought-after Carnegie Court development in Elgin. Presented in excellent walk-in condition and finished to a high standard throughout, this impressive property offers stylish contemporary living in a convenient and desirable location.

The accommodation comprises a bright and spacious lounge with access to a private balcony, providing an ideal space for relaxing or entertaining. The modern layout is complemented by tasteful décor and quality finishes throughout, creating a welcoming and comfortable home.

The superb principal bedroom benefits from a dressing room and a stylish en-suite shower room, while the second double bedroom offers excellent additional accommodation. A contemporary main bathroom completes the property. Outside, there is plenty of resident and visitor parking, a designated storage locker, ideal for sporting and outdoor equipment and solar panels.

Carnegie Court enjoys a peaceful location with the advantage of a woodland to the side and no passing traffic to the front or rear. Within easy reach of Elgin's wide range of amenities, including Golf Club, shops, supermarkets, cafés, restaurants and transport links, making it an excellent choice for a variety of purchasers including professionals, first-time buyers, downsizers or buy-to-let investors.

Early viewing is highly recommended to fully appreciate the quality, condition and location of this outstanding apartment.

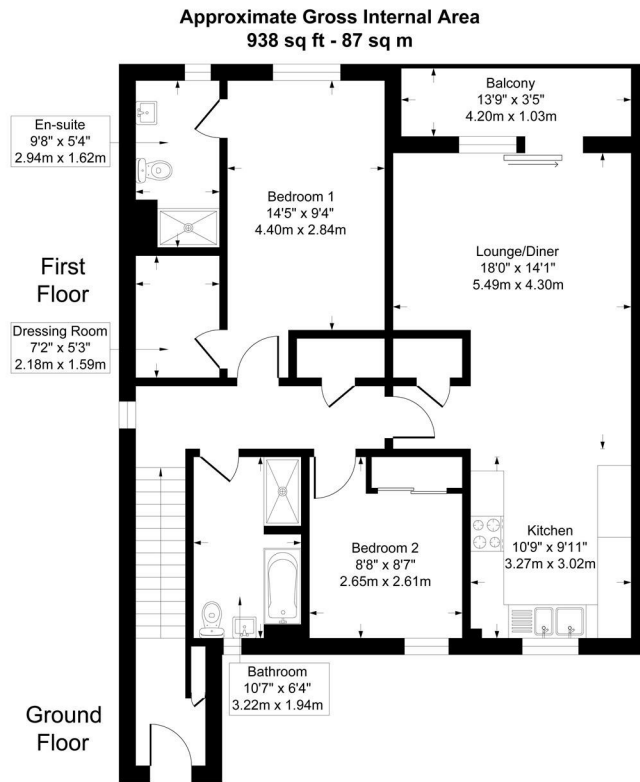
 **ARANCI
& FIRTH**
PROPERTY

3 CARNEGIE COURT

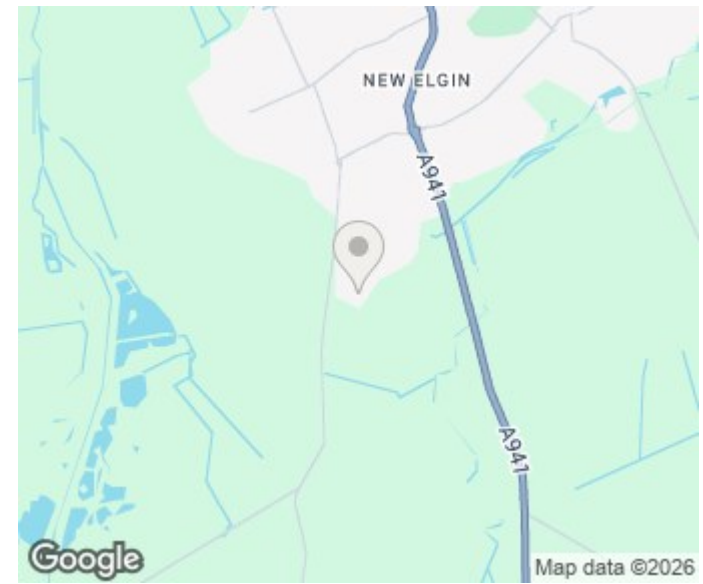
- Sought-after Carnegie Court location within easy reach of Elgin Golf Club
- Immaculate walk-in condition
- Finished to a high standard throughout
- Bright lounge with private balcony
- Spacious principal bedroom with dressing room
- Stylish en-suite shower room and spacious 4-piece bathroom
- Generous second double bedroom
- Contemporary bathroom and kitchen fittings
- Secure and well-maintained development within easy reach of local amenities
- Located on the edge of the development with woodland to the side and no passing traffic to the front or rear







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		86	86
(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: 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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

