



40 HOLYROOD DRIVE ELGIN, IV30 8TP

£420,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impeccably presented detached family home, situated within the sought-after Duncansfield development in Springfield, close to Elgin Golf Club and local amenities. Enhanced with upgrades, including a stylish new en-suite to the principal bedroom, this exceptional Culbin design offers contemporary family living at its finest.

At the heart of the home is an impressive open-plan kitchen, dining and family area, ideal for everyday living and entertaining. The quality Riverside kitchen features integrated appliances, a breakfast bar and ample storage, while the adjoining sunroom opens onto the landscaped wrap-around rear garden. A bright lounge with full-height windows is complemented by a separate dining room, currently used as a playroom but equally suited as an office, snug or extra bedroom.

Designed for comfort and efficiency, the home benefits from a high-specification Vent-Axia Sentinel Kinetic heat recovery ventilation system, helping to provide fresh filtered air, reduce condensation and retain heat. Professionally installed dual-zone Hive heating and boiler controls offer separate upstairs and downstairs temperature control. A ground floor WC, utility room, integral garage and excellent storage add further practicality.

Upstairs are four generous double bedrooms, two with dressing rooms and en-suites. Together with the family bathroom, the home offers four bath/shower facilities, while the principal bedroom enjoys an upgraded contemporary en-suite.

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PROPERTY

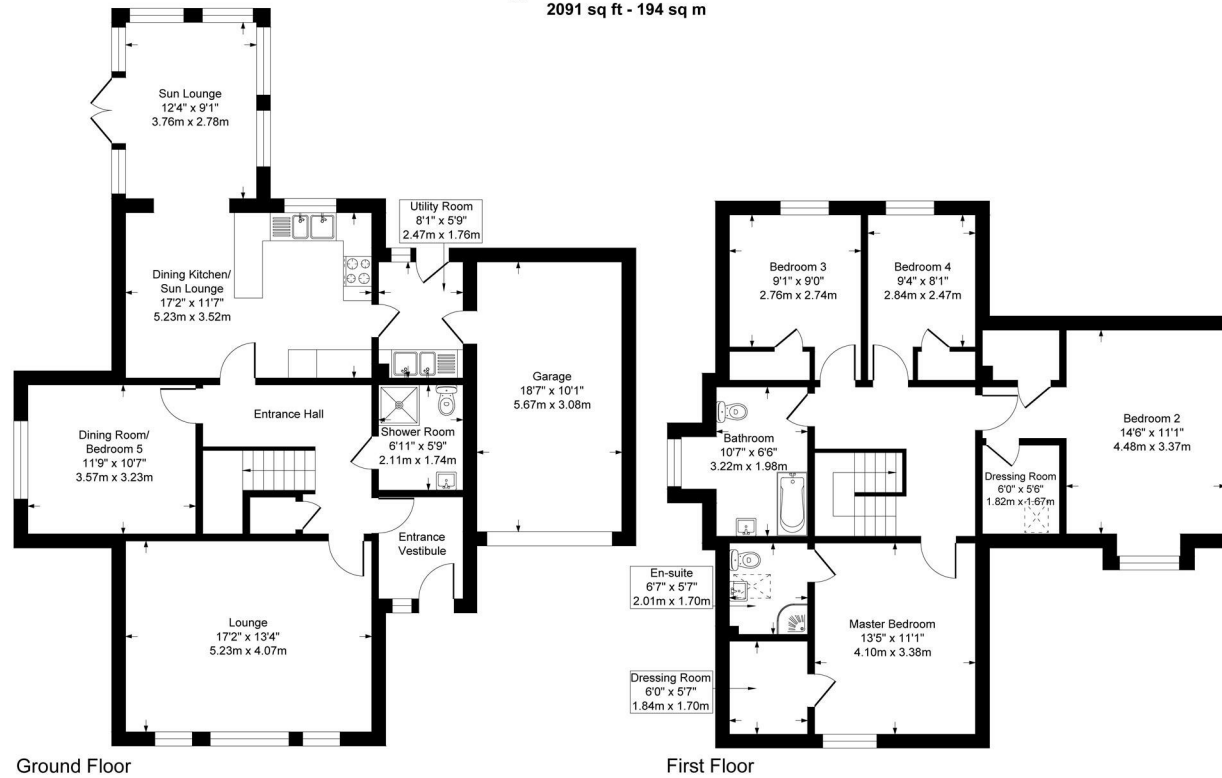
40 HOLYROOD DRIVE

- Immaculately presented detached family home
- Located within Springfield's sought-after Duncansfield development, close to Elgin Golf Club
- Spacious open-plan Riverside kitchen, dining & family room
- Separate Dining Room – a versatile room currently used as a playroom
- Four double bedrooms, two en-suites, two dressing rooms. Four bath/shower facilities
- Landscaped wrap-around rear garden with low-maintenance artificial lawn
- Professionally installed dual-zone Hive heating & boiler controls
- High-specification Vent-Axia Sentinel Kinetic heat recovery ventilation system
- Insulated, double-glazed garden room with power – ideal year-round home office or studio
- Integral garage, driveway parking & excellent family-friendly outdoor space





Approximate Gross Internal Area
2091 sq ft - 194 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	73	76
(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: F

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

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