



I WEST COVESEA ROAD

ELGIN, IV30 5QF

£320,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this stunning detached family home to the market. Located on the highly desirable West Covesea Road in Elgin, this contemporary property, offers impressive and thoughtfully designed living, perfectly suited to modern family living.

On entering the home, you are greeted by a bright and welcoming hallway which sets the tone for the space and quality found throughout. The property benefits from two generously sized reception rooms, providing excellent flexibility for both entertaining and day-to-day family life. Whether you are hosting guests or enjoying quieter evenings at home, these spaces adapt effortlessly to your needs.

The accommodation continues with four well-proportioned bedrooms, each offering a comfortable and private retreat, with excellent natural light and ample space for furnishings. Complementing the bedrooms are three modern bathrooms, ensuring convenience and practicality for busy households.

Externally, the home enjoys a peaceful setting within this sought-after residential area, while remaining conveniently placed for local amenities, schooling and transport links. The balance of tranquillity and accessibility makes this an ideal location for families and professionals alike.

Finished to a high standard and offering generous, contemporary living space, this exceptional home on West Covesea Road represents a fantastic opportunity to secure a modern property in one of Elgin's most desirable locations. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

 **ARANCI
& FIRTH**
PROPERTY

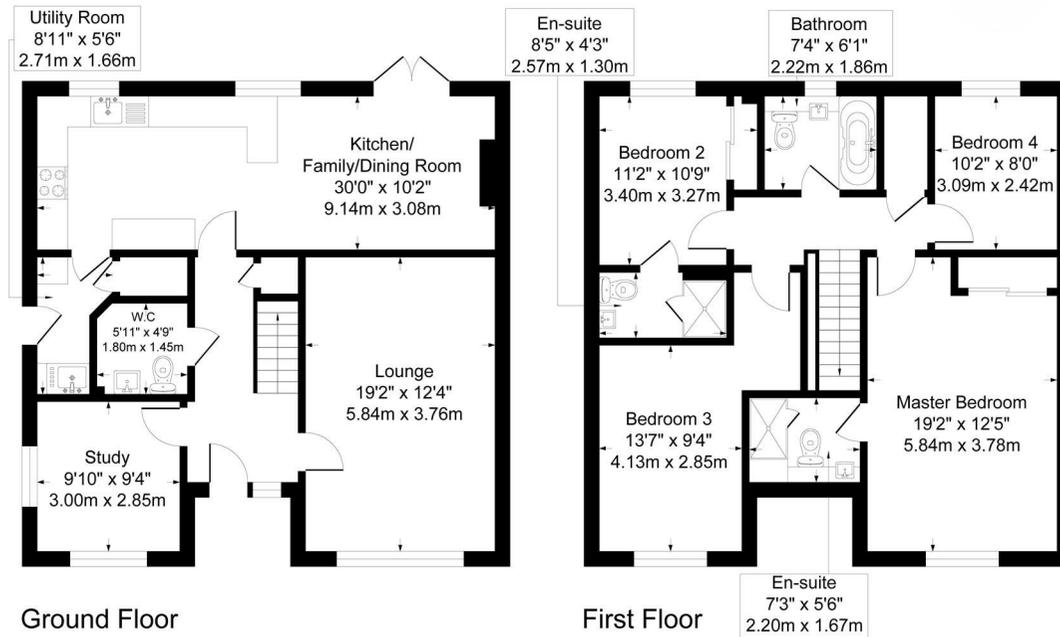
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- Sought-after Hamilton Gardens location
- Impressive detached family home offering generous modern living space
- Open concept kitchen dining Family room with French doors and log burning stove
- Four well-proportioned bedrooms
- Three contemporary bathrooms - Two are en-suite
- Bright, well-designed layout ideal for family living
- Spacious living room with full length windows
- Garden with decked area and patio area
- Double garage with electric door
- Extended driveway for multiple vehicles

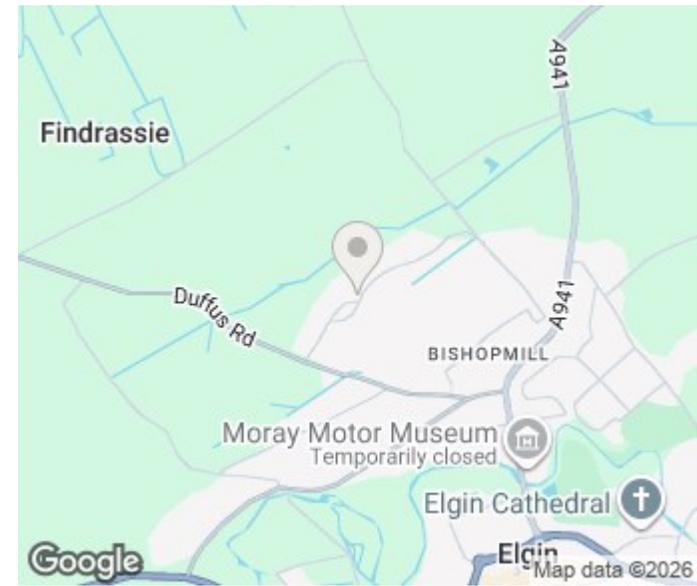




**Approximate Gross Internal Area
1706 sq ft - 158 sq m**



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	81	84
(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: 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

