



5 KINTRAE CRESCENT

ELGIN, IV30 5NB

£330,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this impeccably presented home to the market. Located in the highly sought-after Hamilton Gardens in Elgin, perfectly positioned in a peaceful corner of the development. The spacious interior boasts numerous upgrades and offers a seamless flow between the social areas, making it ideal for modern living. A stunning open-concept kitchen and dining family area serves as the highlight of the home, leading to a beautifully landscaped garden that is perfect for both adults and children to enjoy. This property stands out as an outstanding choice for families and professionals alike, offering a move-in-ready home in pristine condition.

The luxurious bespoke kitchen features quality integrated appliances, ample storage, and a breakfast bar, while the well-sized dining area is accentuated by a stylish wood-panelled wall. A spacious sunroom with door opening directly to the garden, enhancing the connection to the outdoors. The generous separate living room, complete with a media wall and box bay window, provides a cosy retreat. There are four double bedrooms, each with fitted storage, ensuring plenty of space for family members. The primary bedroom includes an en-suite shower room for added convenience, with a family bathroom and a shower room cater to the needs of the household.

Throughout the home, oak doors and skirting boards add a touch of elegance, complemented by premium flooring. A utility room, designed to match the kitchen, offers access to the garden and garage, while additional storage options include a floored attic. The integral garage also features a floored attic, and the driveway provides ample space for multiple vehicles. The large, secure landscaped garden completes this exceptional property, offering a serene outdoor space to relax and entertain.

 **ARANCI
& FIRTH**
PROPERTY

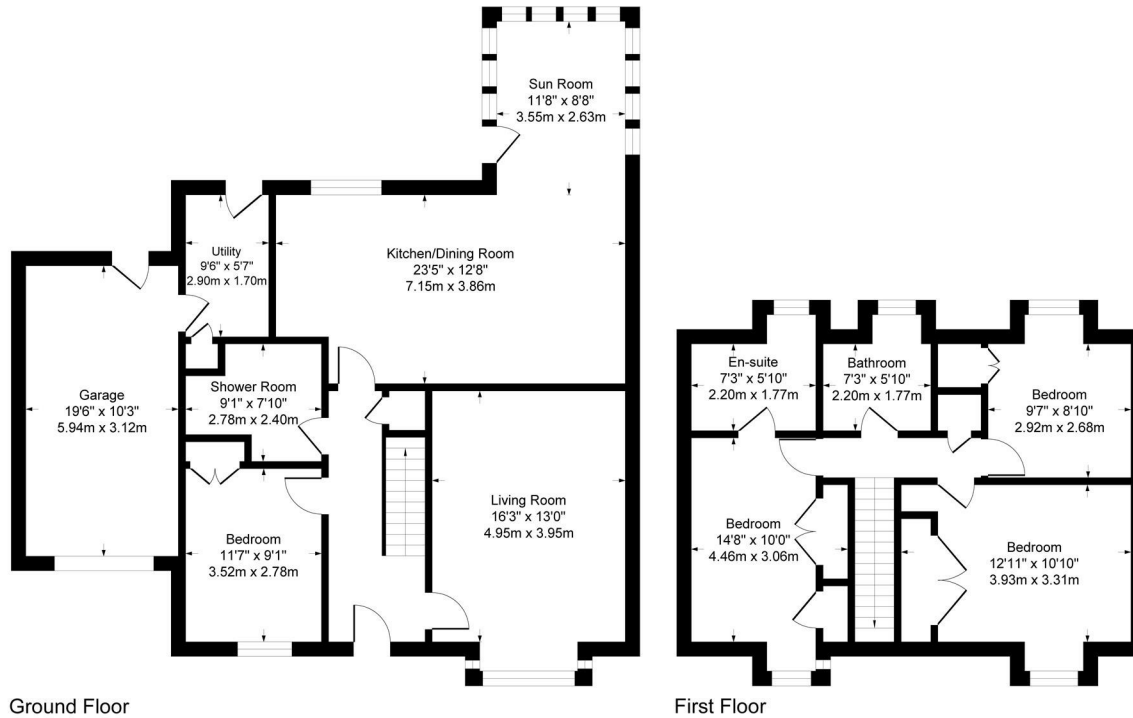
5 KINTRAE CRESCENT

- Situated in the highly sought-after Hamilton Gardens in Elgin, in a peaceful corner of the development.
- Features numerous upgrades and a seamless flow between social areas, ideal for modern living.
- Bespoke kitchen with quality integrated appliances, ample storage, and a breakfast bar, perfect for family gatherings.
- A spacious sunroom that opens directly to the garden.
- Separate living room featuring a media wall and box bay window.
- Four double bedroom comes all with fitted wardrobes.
- Primary bedroom includes an en-suite shower room, with additional family bathroom and shower room for convenience.
- Landscaped garden perfect for both adults and children, enhancing your living experience
- Integral garage, floored attic for extra storage, and a driveway with space for multiple vehicles.
- This property is in pristine condition, ready for you to move in.

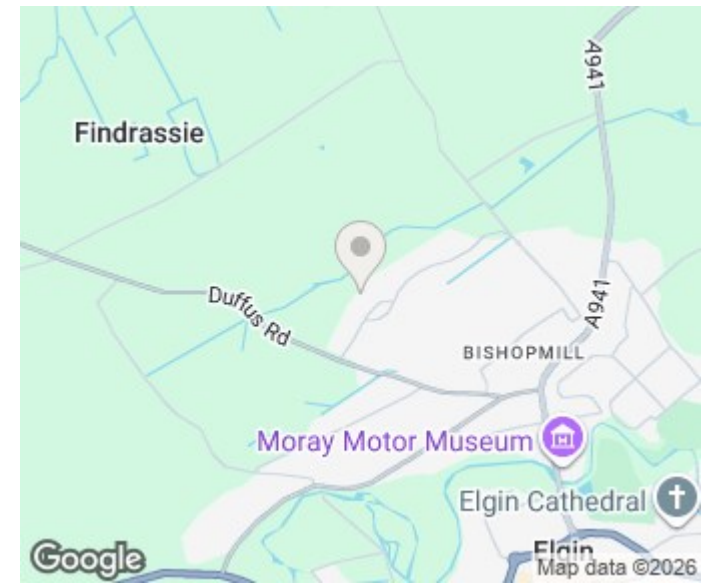




Approximate Gross Internal Area = 1833 sq ft - 170 sq m



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		78	82
(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

