



## 43 MCINTOSH DRIVE ELGIN, IV30 6AW

**£375,000**  
**FREEHOLD**

Deena Aranci of Aranci & Firth is delighted to present this exceptional four-bedroom detached family home, situated within the highly desirable McIntosh Drive area of Elgin. Offering an abundance of versatile living space, this impressive property is perfectly suited to modern family life.

Upon entering, you are welcomed into a spacious and inviting home that has been thoughtfully designed to provide both comfort and practicality. The generous lounge offers the perfect place to relax and unwind, while a separate dining room provides an ideal setting for family meals and entertaining.

At the heart of the home is the stunning, newly upgraded open-plan kitchen and dining area, complete with a comfortable seating space, creating a sociable hub where family and friends can gather. The kitchen is complemented by an array of integrated appliances and breakfast bar, leading to a practical utility room, providing additional storage and workspace, while the garage offers excellent storage and parking facilities.

The property offers flexible accommodation with two well-proportioned bedrooms and four-piece family bathroom located on the ground floor. Upstairs, there are two further bedrooms, both benefiting from en-suite shower rooms. A dedicated office provides the perfect environment for home working, whilst a large storage cupboard offers valuable additional storage space throughout the home.

Externally, the property continues to impress with a generous well-maintained south-facing garden, creating an excellent opportunity for those with a passion for gardening. The garden provides ample space for children to play, outdoor

 **ARANCI  
& FIRTH**  
PROPERTY

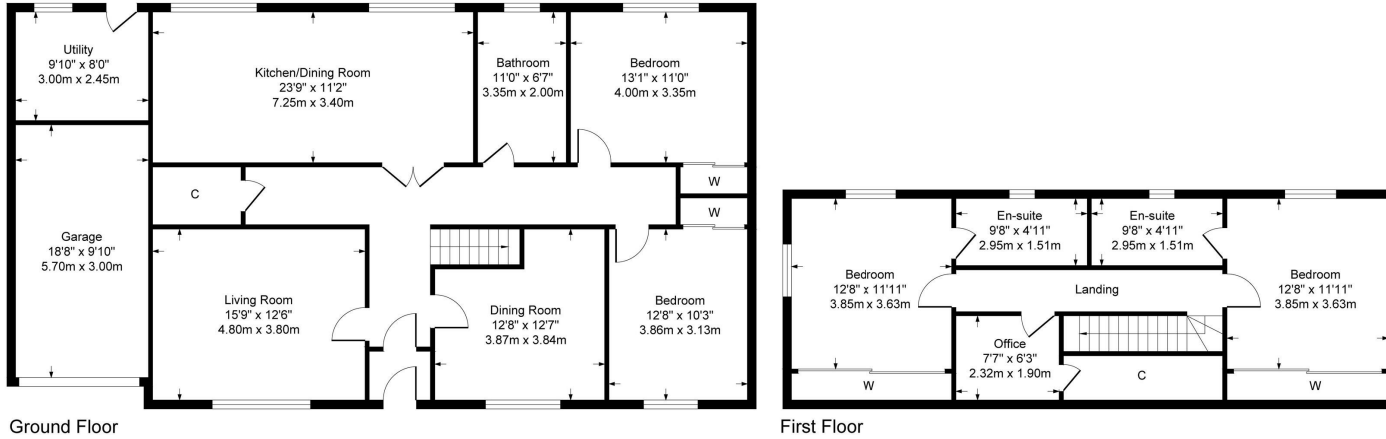
## 43 MCINTOSH DRIVE

- Exceptional detached family home in desirable area of Elgin, close to Quarrelwood
- Four generous bedrooms all with fitted wardrobes
- Two en-suite bedrooms upstairs
- Spacious lounge and separate dining room
- Recently upgraded open-plan kitchen, dining and family area
- Dedicated home office or games room for children
- Utility room and plenty of storage throughout
- Generous south facing garden with two sheds, one of which has power, greenhouse and vegetable beds
- Flexible accommodation over two floors
- Integral garage and multi-car driveway

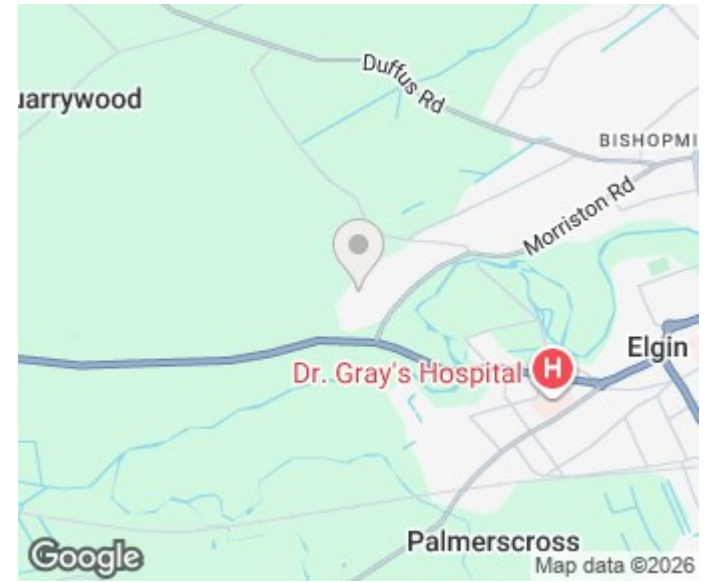




**Approximate Gross Internal Area  
2203 sq ft - 205 sq m**



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			77
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**EPC Rating: D 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.

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