

6 MILLBUIE STREET ELGIN, IV30 6GE

£260,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive three-bedroom semi-detached home, ideally situated in a desirable cul-de-sac location in an area popular with families and professionals alike.

Offering spacious and well-appointed accommodation throughout, this lovely property is perfectly suited to modern family living and enjoys an enviable position with extensive gardens and excellent access to local amenities.

Upon entering, a welcoming hallway leads into a bright and comfortable living room, providing the perfect space to relax and unwind. To the rear of the property, the open-plan kitchen and dining area forms the heart of the home, offering a fantastic space for everyday family life and entertaining. The adjoining sun room floods the area with natural light and provides an additional reception space with pleasant views over the garden. A practical utility room and convenient ground floor W/C complete the accommodation on this level. The property also benefits from an integral garage and storage cupboards, providing valuable storage space and secure parking.

Upstairs, there are three generously proportioned bedrooms, all thoughtfully designed with fitted wardrobes to offer comfortable and versatile living space. These are served by a well-appointed modern shower room.

Externally, the property truly excels with an extensive garden laid predominantly to lawn, offering a wonderful outdoor space for children, pets and family gatherings. Whether enjoying summer barbecues or simply relaxing outdoors, the garden provides a fantastic extension to the living accommodation.

 **ARANCI
& FIRTH**
PROPERTY

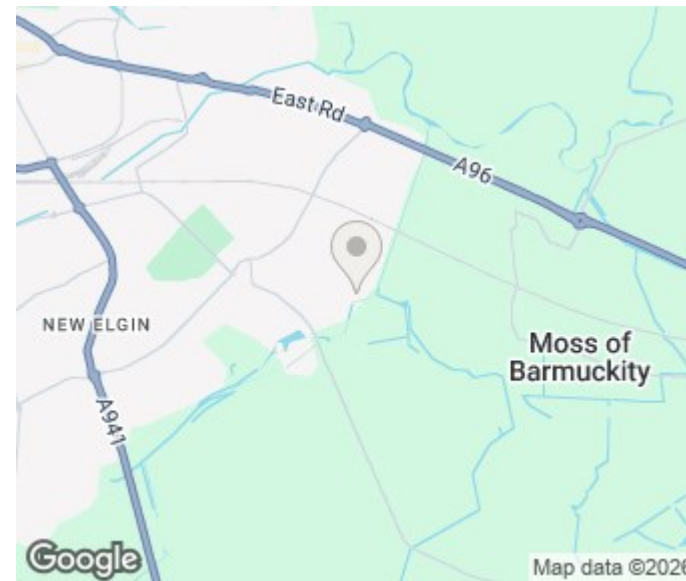
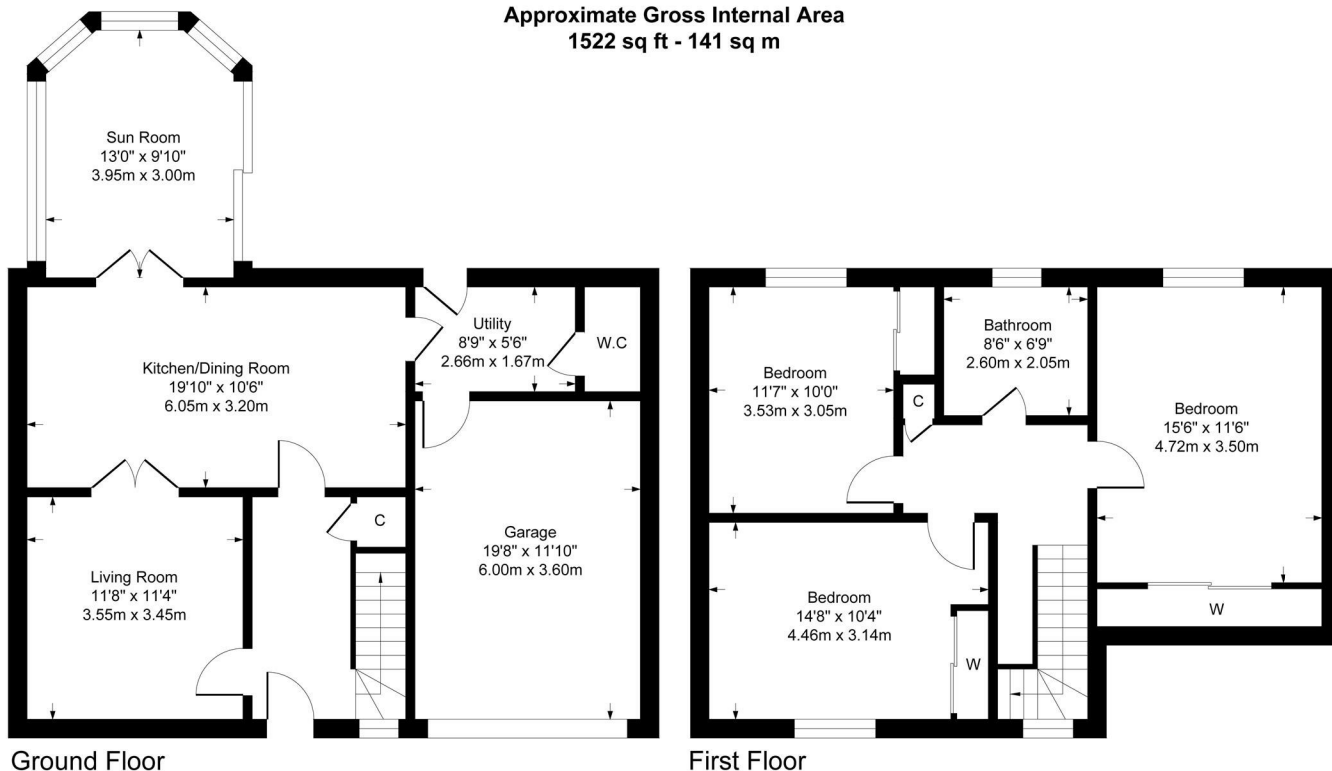
6 MILLBUIE STREET

- Spacious three-bedroom family home in a peaceful location with large garden
- Desirable cul-de-sac location in area popular with families and professionals alike
- Open-plan kitchen and dining area
- Bright and airy sun room leading out to the sizeable garden
- Well-sized living room with double doors leading to dining area
- Three double bedrms all with fitted wardrobes
- Modern shower room, ground floor WC and utility room
- Integral garage and plenty of storage throughout
- Extensive garden, perfect for families with decked and patio area complete with garden shed
- Sought-after Duffus Heights location within the popular Hamilton Gardens development





Approximate Gross Internal Area
1522 sq ft - 141 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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.

EPC Rating: C Council Tax Band: D

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

