



Nestled within a highly desirable residential area of Elgin, 53 Thornhill Drive is an attractive and well maintained three-bedroom semi-detached home that offers the perfect blend of comfort, practicality and outdoor living. Thoughtfully designed for modern family life, the property boasts bright and spacious accommodation throughout, including a generous lounge and dining area, contemporary kitchen, ground floor WC, three well-proportioned bedrooms and shower room. Outside, the home truly shines, featuring a substantial driveway, attached garage and a beautifully landscaped rear garden designed for easy maintenance and year-round enjoyment. Complete with a charming summerhouse that lends itself perfectly to relaxing, or home working, this is a home that offers both style and versatility in equal measure. Situated close to excellent schools, local amenities and transport links, 53 Thornhill Drive offers an excellent opportunity to secure a quality home in a popular and well-connected Elgin neighbourhood.

53 Thornhill Drive, Elgin IV30 6GS

Guide Price £220,000

ABSM Estate Agents Ltd

www.abands.uk.com | 01343 564123





- Attractive three-bedroom semi-detached family home
- Spacious lounge/dining room with garden access
- Modern fitted kitchen and ground floor WC
- Three well-proportioned bedrooms and contemporary shower room
- Gas central heating and double glazing throughout
- Integral garage with excellent storage potential
- Generous lock-block driveway providing ample off-street parking
- Beautifully landscaped, low-maintenance rear garden
- Charming sitooterie/garden room ideal for relaxing or with home office potential





Bedroom 1

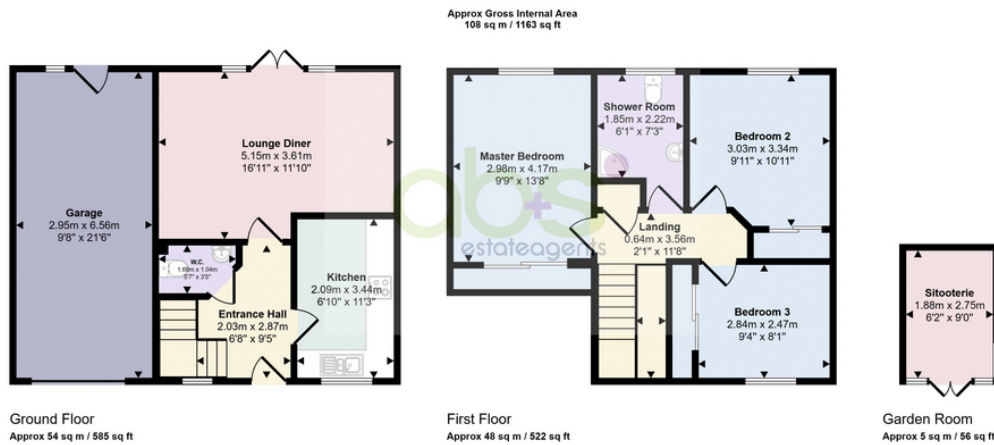


Bedroom 2



Bedroom 3/Study

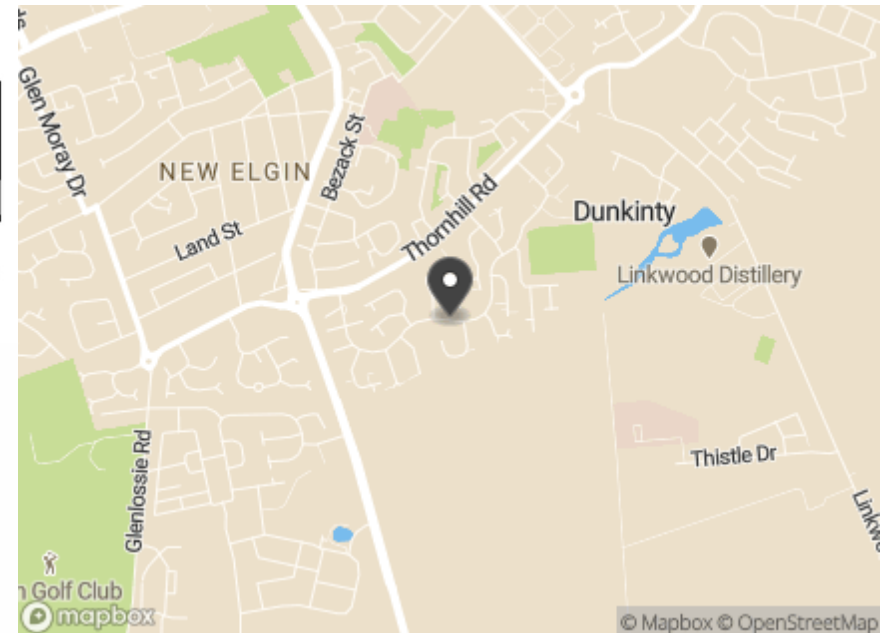




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



ABSM Estate Agents Ltd

151 High Street, Elgin, IV30 1DX

www.abands.uk.com | 01343 564123