



## 12 BIRCH AVENUE

ELGIN, IV30 5NE

£330,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented detached home, ideally positioned within the sought-after Hamilton Gardens development on Birch Avenue, Elgin. Offering a superb blend of style, space and practicality, this impressive property is perfectly suited to modern family living.

At the heart of the home is a stunning open-plan kitchen, dining and family area, featuring a stylish fitted kitchen complete with quality Smeg appliances and excellent storage. The dining space flows effortlessly into a bright and inviting sunroom with a vaulted ceiling and French doors leading out to the secure, south-facing rear garden—perfect for relaxing or hosting guests. A separate, generously proportioned lounge with large windows provides an additional comfortable retreat.

The home boasts four generous double bedrooms, including a well-appointed primary bedroom with en-suite shower room, complemented by a contemporary family bathroom and a convenient ground floor cloakroom WC. The spacious and thoughtfully designed interior creates a warm and welcoming atmosphere throughout, ideal for both everyday living and entertaining.

Further benefits include a utility room located to the rear of the integral garage, ample storage throughout, and a driveway providing off-street parking for multiple vehicles.

Externally, the fully enclosed south-facing garden offers a safe and private outdoor space, ideal for families and outdoor enjoyment.

 **ARANCI  
& FIRTH**  
PROPERTY

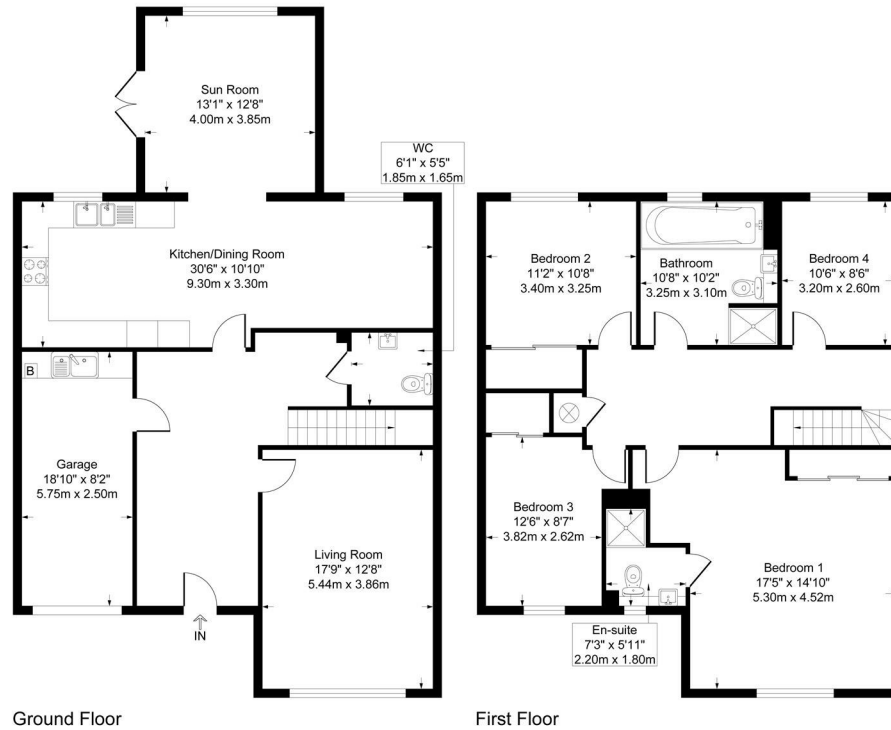
## 12 BIRCH AVENUE

- Sought-after Hamilton Gardens location • Spacious detached family home • Stunning open-plan kitchen/dining/family space • Stylish kitchen with quality Smeg appliances • Bright sunroom with vaulted ceiling and garden access • Four generous double bedrooms • Principal bedroom with en-suite shower room • Separate lounge for added living space • South-facing, fully enclosed rear garden • Integral garage with utility area and multi-car driveway

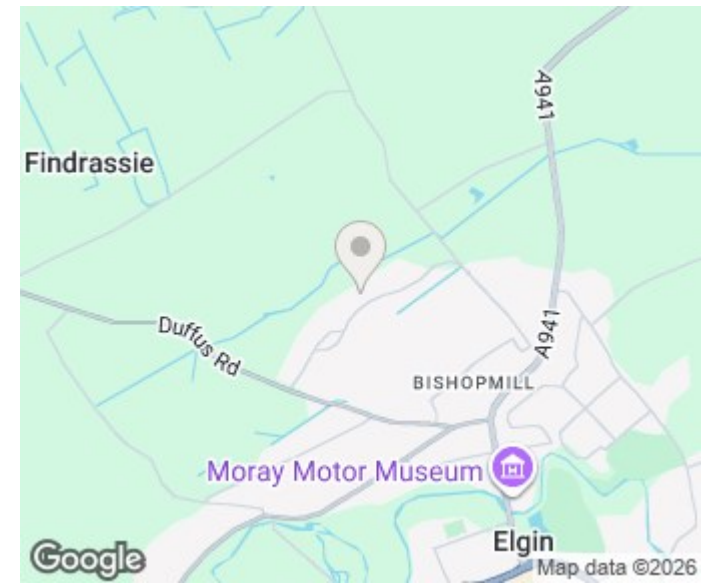




Approximate Gross Internal Area  
2178 sq ft - 202 sq m



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) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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

