



## 16 WEST COVESEA ROAD

ELGIN, IV30 5QF

£310,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this impressive four-bedroom detached family home to the market, situated in Elgin's sought-after Hamilton Gardens development. This property is ideally positioned within the development on a one way street and enjoys an attractive open green outlook to the front, enhancing its sense of space and setting.

Presented in true walk-in condition, this beautifully maintained property offers modern, neutral décor throughout, creating a bright and welcoming atmosphere ready for immediate occupation.

The accommodation is thoughtfully arranged to suit modern family living. A generous lounge forms the heart of the home, with a bay window and elegant double doors leading through to the dining area, perfect for both everyday living and entertaining. From here, French doors open out to the rear garden, allowing natural light to flood the space. The dining room connects seamlessly to a contemporary, well-appointed kitchen, offering both style and functionality. A versatile ground floor bedroom, currently utilised as a home office, adds flexibility, while a useful utility room, downstairs shower room and integral garage further enhance the practicality of the layout.

Upstairs, the property offers three well-proportioned bedrooms, all beautifully presented. The spacious principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining accommodation.

Externally, the property enjoys a fully enclosed south facing garden with a patio area—ideal for outdoor dining, entertaining, or simply relaxing.

 **ARANCI  
& FIRTH**  
PROPERTY

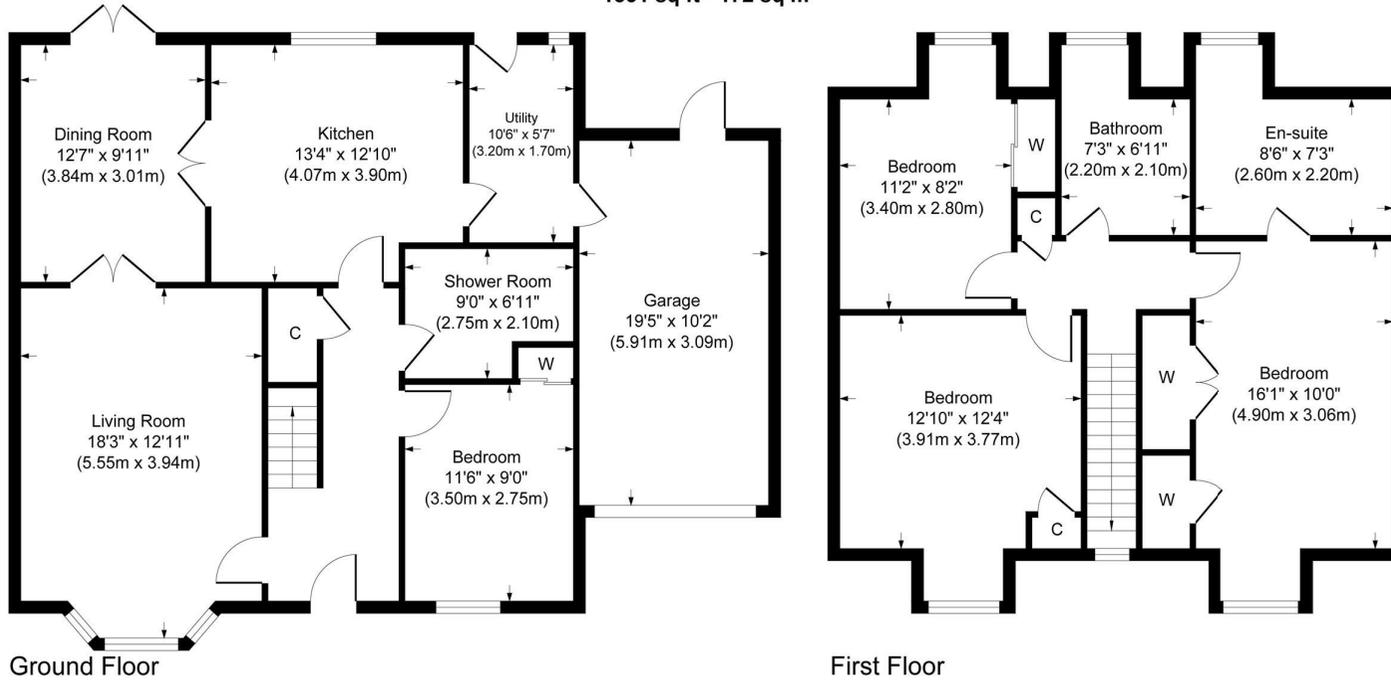
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- Immaculate walk-in condition in a sought-after location
- Bright lounge with bay window and double doors to dining room
- Dining area with French doors to garden
- Modern kitchen with stylish finish and dining area
- Separate utility room
- Ground floor shower room and upstairs family bathroom
- Four well-proportioned bedrooms
- Spacious primary bedroom with en-suite shower room
- Secure south facing rear garden with patio area
- Integral garage & driveway for multiple vehicles





**Approximate Gross Internal Area  
1851 sq ft - 172 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		79	83
(55-68) D			
(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: C Council Tax Band: E**

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

