



## SUNNYSIDE

ELGIN, IV30 8LB

£560,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this luxury new build bungalow to the market. Built by renowned company Cox building contractors, this premium home is nestled in the charming hamlet of Darkland on the outskirts of Elgin. This exquisite property offers a perfect blend of modern living and comfort.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a playroom for children. The luxurious kitchen by Riverside Kitchen is a sleek design with quality integrated appliances, Quooker tap and breakfast bar for casual dining.

With three well-appointed bedrooms and three bathrooms, two being en-suite, convenience and privacy is at the forefront of this home. Each bedroom is designed to provide a serene retreat, ensuring restful nights and rejuvenating mornings. There is also a utility room and plenty of storage meeting the practical needs of the residents.

This property is situated in generous grounds with the advantage of a double garage with electric doors and a floored loft. The property's new build status means you can enjoy the benefits of modern construction, including energy efficiency and contemporary design.

This is an excellent opportunity for those seeking a stylish and practical home. With its generous living spaces, ample bedrooms, and convenient parking, it is sure to appeal to a wide range of buyers.

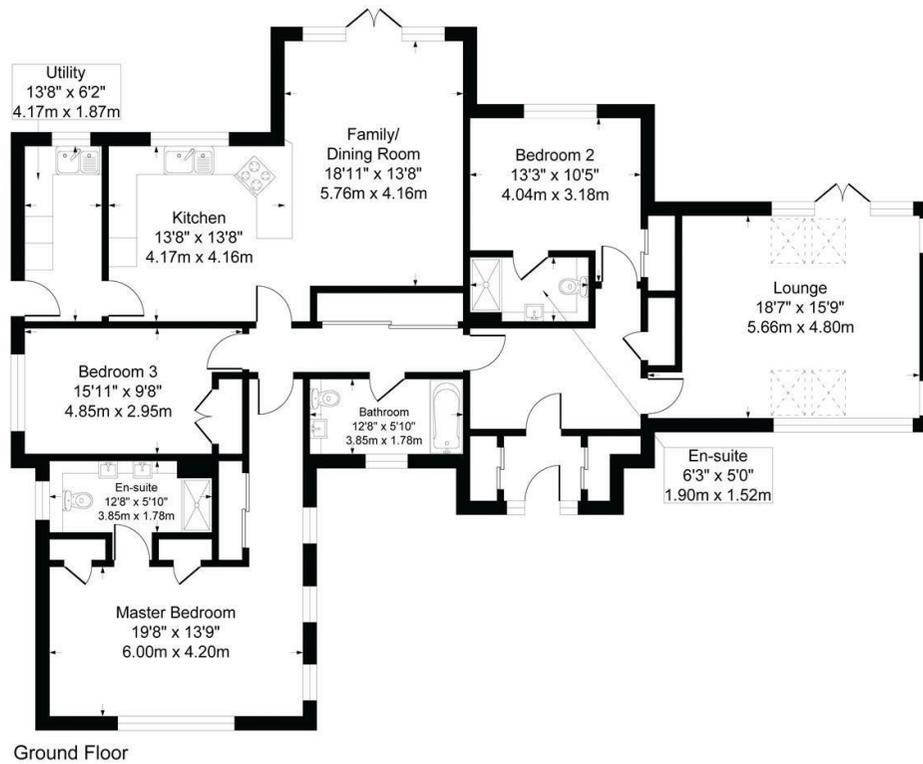
 **ARANCI  
& FIRTH**  
PROPERTY

# SUNNYSIDE

- Luxury new-build bungalow by renowned Cox Building Contractors
- Prime location in the charming hamlet of Darkland, on the outskirts of Elgin
- Two spacious and versatile reception rooms – ideal for entertaining, family living, or a home office/playroom
- Designer kitchen by Riverside Kitchens, complete with integrated appliances, Quooker tap, and breakfast bar
- Three well-proportioned bedrooms, two with en-suite bathrooms and an additional family bathroom for everyday convenience
- Double garage with electric door and floored loft, providing excellent storage and workspace options
- Generous grounds offering outdoor space to enjoy and potential to personalise
- Benefits of a premium new build: energy efficiency, underfloor heating, modern design, and walk-in condition
- Situated just outside Elgin, a historic cathedral city with excellent transport links via the A96 to both Aberdeen and Inverness
- The beautiful Moray Coast within easy reach, with sandy beaches, scenic walks, and abundant wildlife







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			98
(81-91) B		80	
(69-80) C			
(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: 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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