



2 BIRNIE ROAD

ELGIN, IV30 6DZ

£260,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming two-bedroom bungalow on Birnie Road in Elgin, offering an excellent opportunity for first-time buyers, couples, small families or those looking to downsize.

The accommodation includes a welcoming reception room, providing a comfortable space to relax and unwind or enjoy time with family and friends. A fitted kitchen provides a practical space for everyday living, leading through the bright rear vestibule featuring French doors out to the garden. This lovely home further benefits from a sunroom, providing additional living or dining space. The property features two well-proportioned bedrooms, both with fitted wardrobes, offering flexibility for a main bedroom and a guest room, child's bedroom or home office, depending on individual requirements, while the modern shower room and plenty of storage, completes the accommodation.

Externally, the property benefits from a particularly appealing large wrap-around garden, offering generous outdoor space with plenty of scope for relaxing, entertaining or enjoying time outdoors. The garden provides an attractive addition to the accommodation and is sure to appeal to buyers who value having outdoor space to enjoy. Further benefits include a single garage and a driveway, providing useful storage and convenient off-street parking.

Situated on Birnie Road, the property is well placed for access to Elgin's range of local amenities, including shops, supermarkets, schools and transport links. The town also offers a variety of cafés, restaurants and leisure facilities, together with convenient road and rail connections for commuting further afield.

Combining comfortable accommodation, a generous wrap-around garden, a garage and parking, this property presents an appealing opportunity for buyers looking for single level living in a convenient location. Early viewing is recommended to appreciate the accommodation and outdoor space on offer.

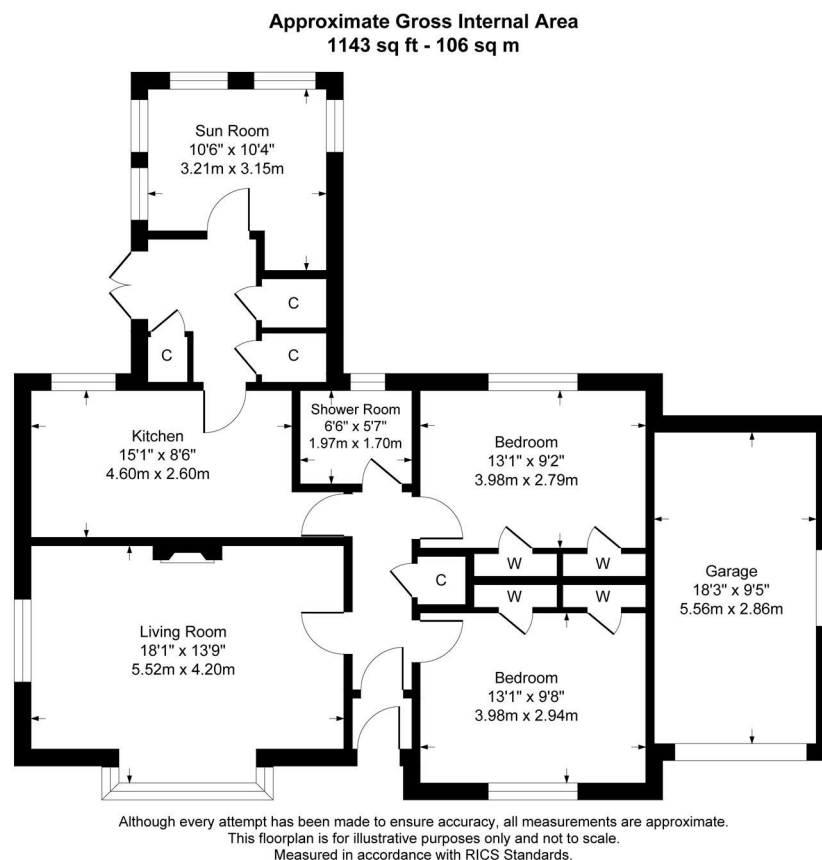
**ARANCI
& FIRTH**
PROPERTY

2 BIRNIE ROAD

- Charming two-bedroom bungalow in a convenient Elgin location
- Welcoming reception room with dual aspect windows and fireplace
- Fitted kitchen leading to the bright rear vestibule with French doors out to the garden
- Sunroom providing additional living or dining space
- Two well sized bedrooms, both with fitted wardrobes
- Modern shower room and plenty of storage throughout
- Large wrap-around garden
- Generous outdoor space for relaxing and entertaining
- Single garage and parking for additional vehicles
- Convenient location with easy reach of schools, a variety of local amenities and transport links







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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