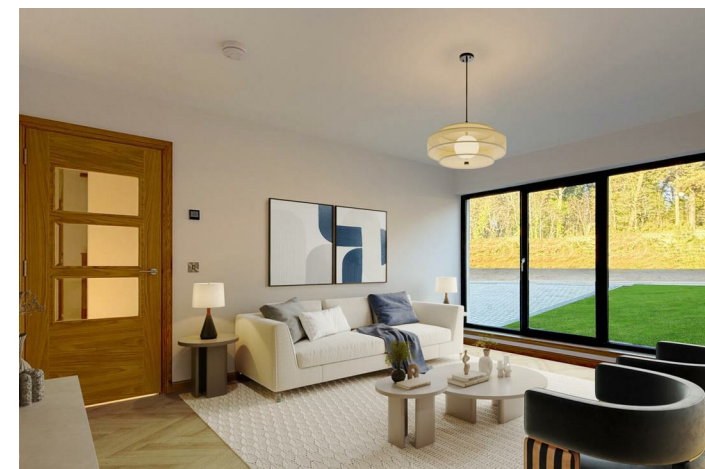




## 12 CHESWORTH GARDENS HAMILTON GATE

ELGIN, IV30 4FN

£595,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this premium new-build home, located within Elgin's highly sought-after Hamilton Gate development and enjoying superb views across Elgin and beyond. Built by the esteemed Milne Property Developments, this exceptional property offers a stylish blend of modern luxury and everyday comfort, with easy access to local amenities and the scenic surroundings of Quarrelwood.

The heart of the home is the impressive open-plan kitchen, dining and living area, ideal for both family life and entertaining. The high-quality kitchen by Riverside Kitchens features integrated appliances, quartz worktops and a breakfast bar, complemented by a well-proportioned dining space. A stunning sunroom with vaulted ceiling and French doors leads directly to the patio, enhancing the sense of light and space. A separate spacious living room benefits from full-length windows and a door opening to the front.

The ground floor also offers a practical utility and boot room by Riverside Kitchens, a downstairs WC and underfloor heating throughout. Solid oak doors and an oak staircase add warmth and quality, with excellent storage provided across the home.

Upstairs, there are four generously sized bedrooms, all with fitted wardrobes, two of which enjoy Juliet balconies. Two bedrooms benefit from en-suite shower rooms, while a sizeable four-piece family bathroom completes the accommodation.

**ARANCI  
& FIRTH**  
PROPERTY



## 12 CHESWORTH GARDENS

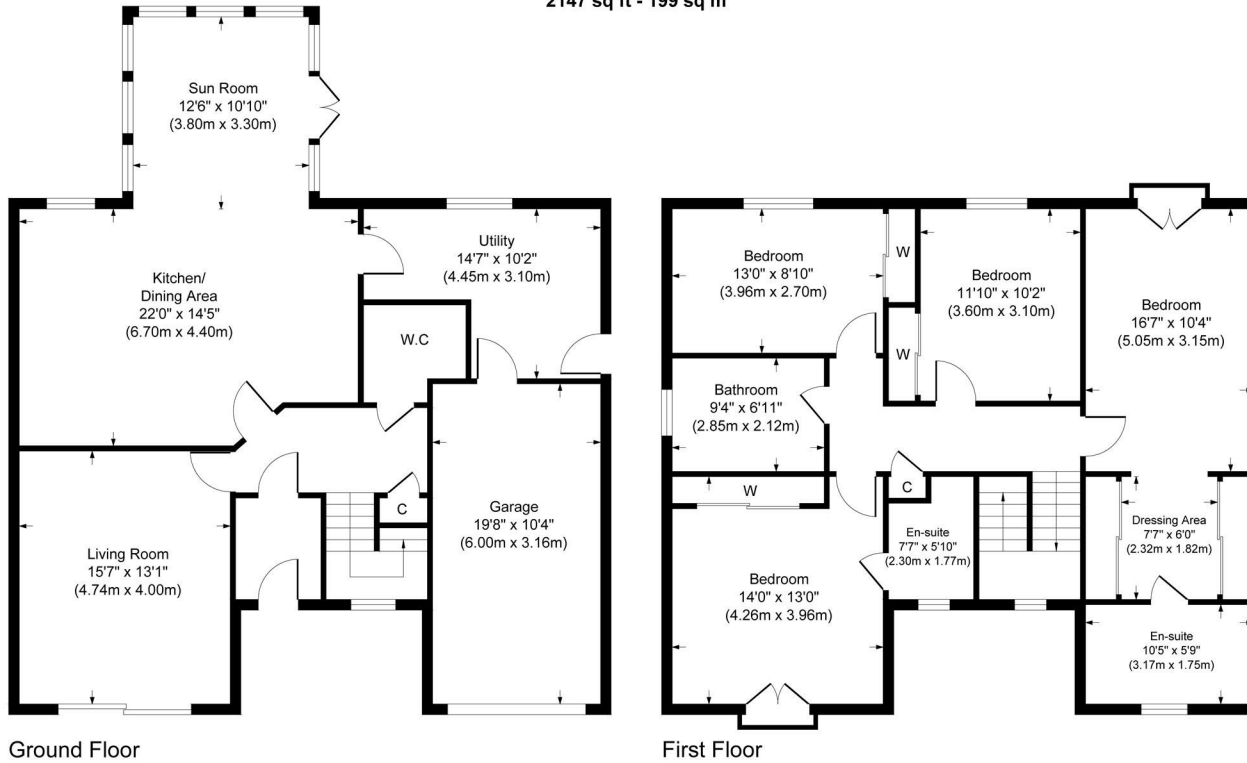
- Prestigious Hamilton Gate new-build by Milne Property Developments
- Elevated position with outstanding views over Elgin and beyond
- Impressive open-plan kitchen, dining and living space
- High-quality Riverside Kitchen with quartz worktops and sophisticated integrated appliances
- Stunning sunroom with vaulted ceiling and French doors to patio
- Four generous bedrooms, all with fitted wardrobes
- Two ensuite shower rooms plus luxurious four-piece family bathroom
- Underfloor heating to the ground floor and solid oak finishes throughout
- Integral garage with electric door and multi-car driveway
- Spacious garden with large patio and lawn, ideal for entertaining



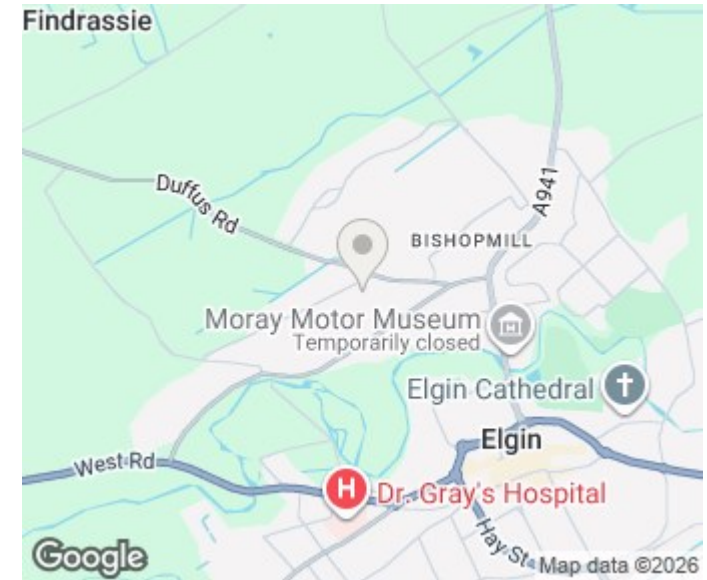




Approximate Gross Internal Area  
2147 sq ft - 199 sq m



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>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>88</b>               |           |
| (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: G**

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.

Please note, images have been virtually staged and grass added for illustration purposes only.

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