



10 LADY MARGARET DRIVE

ELGIN, IV30 8PX

£275,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional detached family home, beautifully positioned within a sought-after residential development in the popular village of Lhanbryde. Immaculately presented throughout and finished to an exceptional standard, this outstanding home offers stylish, contemporary living in true walk-in condition.

Designed with modern family life in mind, the spacious accommodation flows effortlessly from room to room. The elegant lounge leads through to the stunning open-plan kitchen, dining and snug area, creating a superb space for both everyday living and entertaining. French doors open directly onto the patio, seamlessly connecting the interior with the beautifully maintained rear garden, which enjoys an excellent degree of privacy.

The heart of the home is undoubtedly the beautifully appointed kitchen, thoughtfully designed with quality cabinetry, polished granite worktops and premium integrated NEFF appliances. A generous utility room with external door provides additional storage and practicality, making this an ideal space for modern family living.

The accommodation offers three generous double bedrooms, all beautifully decorated, together with a luxurious shower room featuring a large walk-in shower and a contemporary family bathroom, both finished to an exceptionally high standard.

A staircase leads to the first floor, where there is a spacious third bedroom together with a generous attic room, offering excellent additional storage and flexibility with potential for further development.

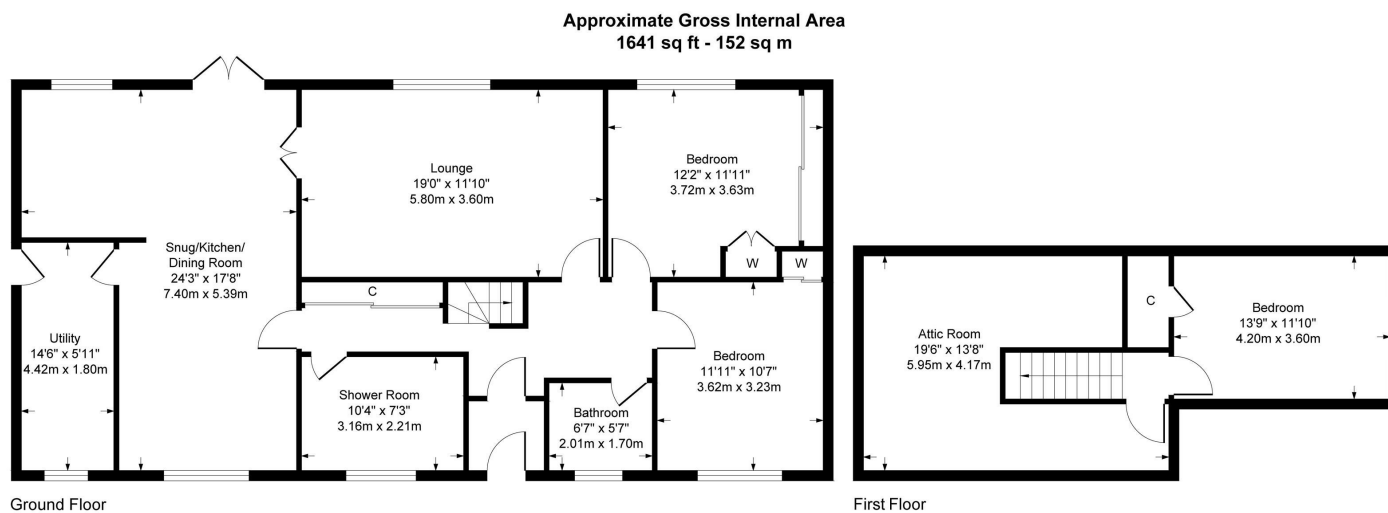
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& FIRTH**
PROPERTY

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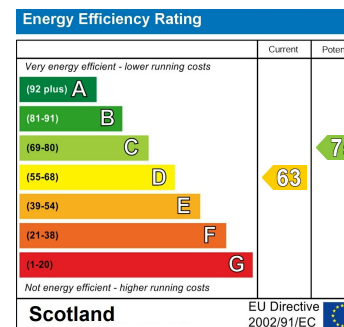
- Immaculate detached family home • True walk-in condition • Stunning open-plan kitchen, dining & snug • Quality kitchen with granite worktops • Spacious lounge with excellent flow throughout • Luxurious shower room & modern family bathroom • Three generous double bedrooms • Large attic room with conversion potential • Private enclosed rear garden with patio • Highly sought-after Lhanbryde location







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.



EPC Rating: D 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.

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