



28 THORNHILL DRIVE

ELGIN, IV30 6GT

£265,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented four-bedroom detached home, situated within a residential area of Elgin, popular with professionals and families alike.

The property offers spacious and versatile accommodation, ideal for modern family living. On entering the, a welcoming vestibule provides access to the main living accommodation. The bright and inviting lounge offers a comfortable space to relax and unwind. The kitchen/diner provides an excellent space for everyday family life and entertaining, with French doors leading directly out to the patio and garden, allowing the indoor and outdoor spaces to flow seamlessly together. A useful utility room and downstairs WC complete the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a lovely, well-maintained garden, with a patio area positioned directly outside the French doors, providing an ideal space for outdoor dining, entertaining or simply enjoying the surroundings. The property also benefits from a garage, providing additional parking and storage.

The property is located within easy reach of a range of local amenities, including shops, schools and recreational facilities, making it an excellent choice for families.

Offering generous accommodation, excellent presentation and a desirable location, this lovely home is sure to appeal to a wide range of purchasers and early viewing is highly recommended.

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& FIRTH**
PROPERTY

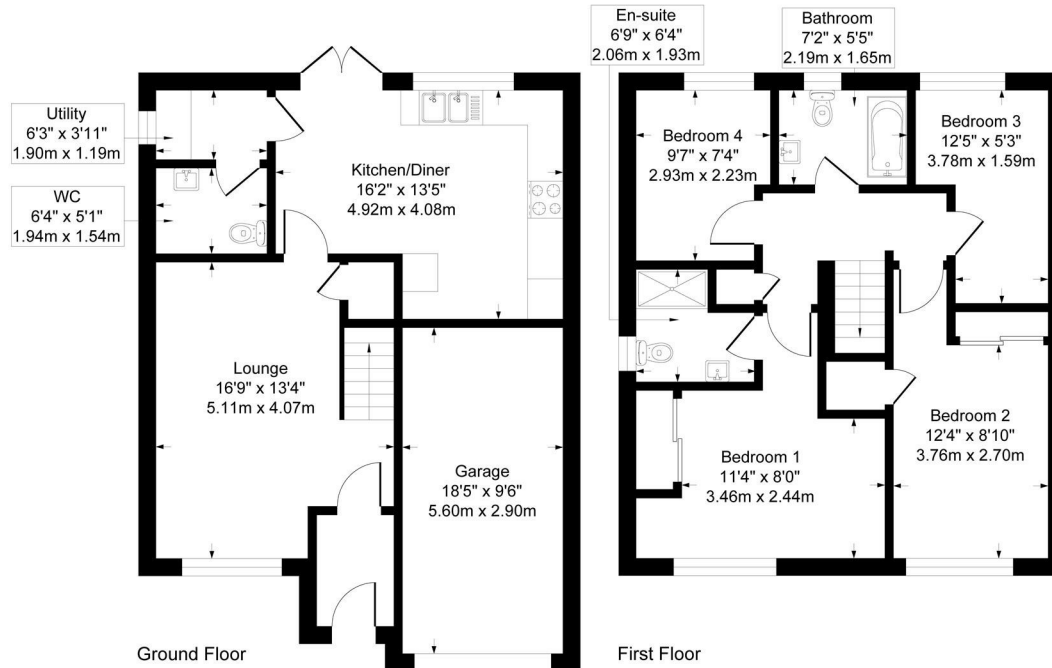
28 THORNHILL DRIVE

- Beautifully Presented Four-Bedroom Detached Home
- Spacious and Versatile Family Accommodation
- Bright and Welcoming Lounge
- Kitchen/Diner with French Doors to the Garden
- Useful Utility Room and Downstairs WC
- Main Bedroom with En-Suite Shower Room
- Modern Family Bathroom
- Lovely, Well-Maintained Garden with Patio Area
- Garage Providing Additional Parking and Storage

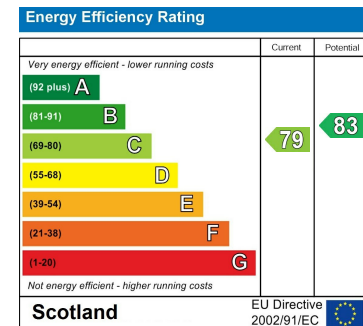




Approximate Gross Internal Area = 1103 sq ft - 102 sq m
 Garage Area = 166 sq ft - 15 sq m
 Total = 1269 sq ft - 117 sq m



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.



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.

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