



18 YOUNG STREET

ELGIN, IV30 1TH

£535,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached Victorian villa in Elgin's highly sought-after West End.

Combining elegant period character with a superb modern specification, this substantial home offers five bedrooms, three reception rooms and generous, versatile accommodation, with beautifully proportioned rooms providing an excellent balance of formal and relaxed living.

The grand entrance hall creates an immediate sense of arrival, featuring parquet flooring, high ceilings, a sweeping staircase and an original arched stained-glass window. Further original stained-glass detailing is retained within the vestibule entrance and front door.

The three reception rooms offer excellent flexibility. The formal sitting room features a bay window, distinctive curved columns and a feature fireplace, while the everyday living room provides dual-aspect windows, bespoke shutters and a cosy wood-burning stove. The dining room has a fireplace and direct access to the paved patio, creating a natural connection between the living accommodation and garden.

At the heart of the home is the impressive kitchen, centred around an Italian-sourced marble island and breakfast bar, with premium Siemens and Gaggenau appliances including two ovens, an integrated coffee machine and dual-zone wine cooler. A Quooker tap and excellent storage further enhance this stylish and highly practical space.

Five bedrooms include a fifth currently used as a dressing room, with three retaining their original fireplaces. Two bathrooms, including one en-suite, complete the accommodation.

Outside, the mature wraparound garden provides privacy, with a sheltered rear terrace and patio creating an attractive setting for outdoor dining.

This is a rare opportunity to acquire a substantial Victorian home where original character, exceptional accommodation and contemporary style come together, offering a distinctive home in one of Elgin's most desirable residential settings.

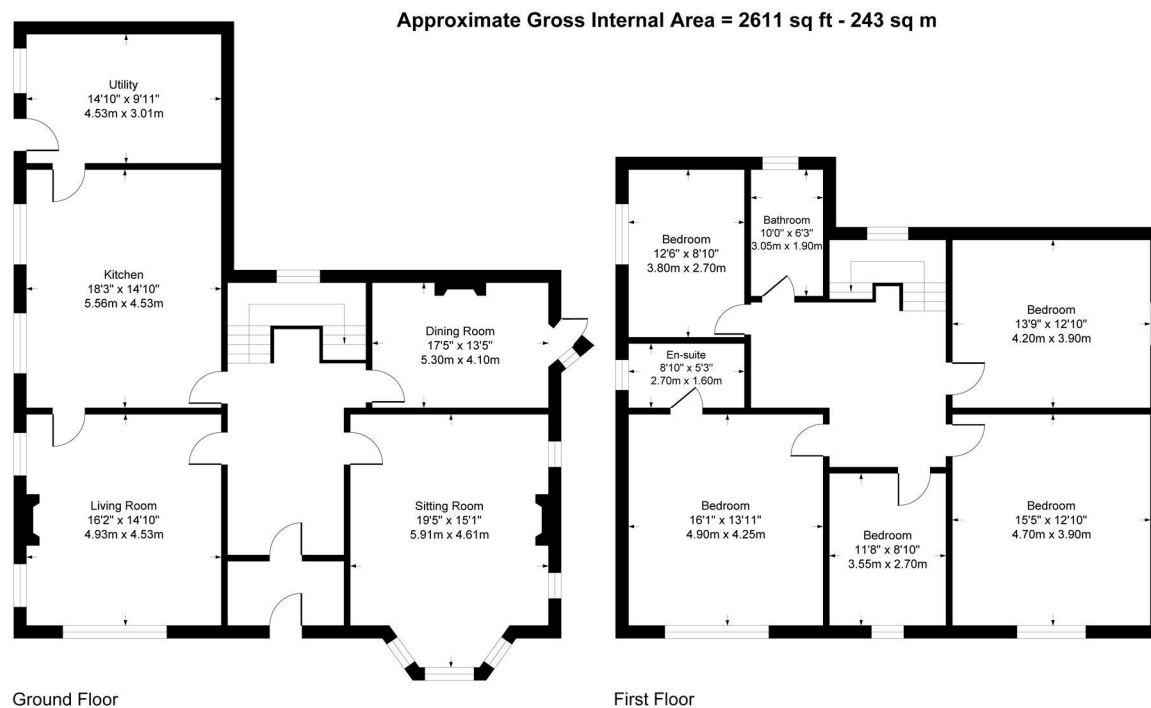
**ARANCI
& FIRTH**
PROPERTY

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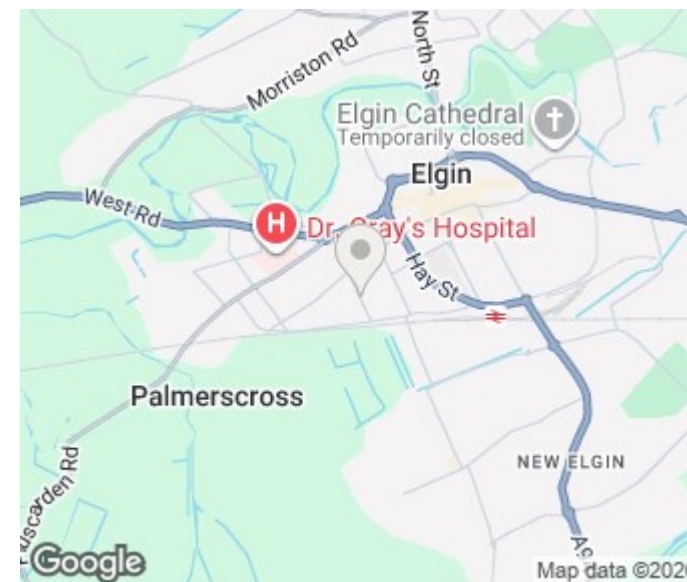
- Impressive detached Victorian villa in Elgin's highly sought-after West End
- Five bedrooms and three versatile reception rooms
- Beautiful original features including stained glass, fireplaces and parquet flooring
- Grand entrance hall with sweeping staircase and original arched stained-glass window
- Exceptional kitchen with Italian-sourced marble island and Siemens & Gaggenau appliances
- Elegant principal sitting room with bay window, curved columns and feature fireplace
- Private, sheltered rear garden with direct access from the dining room
- New double-glazed windows and doors with independently controlled heating
- Substantial double garage with additional off-street parking
- Approximately five minutes' walk from Elgin town centre and within West End Primary catchment







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		
(81-91) B		
(69-80) C		
(55-68) D	67	84
(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: 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.

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

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