



9 GOLF CRESCENT ELGIN, IV30 5TL

£325,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming bungalow, nestled at the end of a peaceful cul-de-sac in the highly sought-after coastal village of Hopeman. Built by Tulloch of Cumminston, the property enjoys a wonderfully private setting with no passing traffic, creating a calm and welcoming atmosphere ideal for relaxed coastal living.

The accommodation is both spacious and well-appointed, beginning with a bright and inviting living room that offers an excellent space for everyday living and entertaining. The upgraded dining kitchen is thoughtfully designed with ample storage, a breakfast bar and modern electric day/night blinds, flowing seamlessly into the dining area where French doors open onto a terrace. From here, there are lovely views over the Moray Firth, providing the perfect backdrop for indoor-outdoor living.

There are three well-proportioned bedrooms, including a generous primary bedroom which benefits from a recently fitted en-suite shower room. A stylish and contemporary four-piece family bathroom has also been recently upgraded, enhancing the overall quality of the home. A useful utility area is located off the rear vestibule, and excellent storage is available throughout the property.

Externally, the home continues to impress with a beautifully maintained wraparound garden. The rear garden has been designed with low maintenance in mind, while still offering an attractive outdoor space to enjoy. A garage and driveway provide convenient off-street parking.

Ideally situated within easy reach of the village shops, local school and the beach, this delightful home offers the perfect balance of tranquility and convenience, with further amenities available in nearby towns.

 **ARANCI
& FIRTH**
PROPERTY

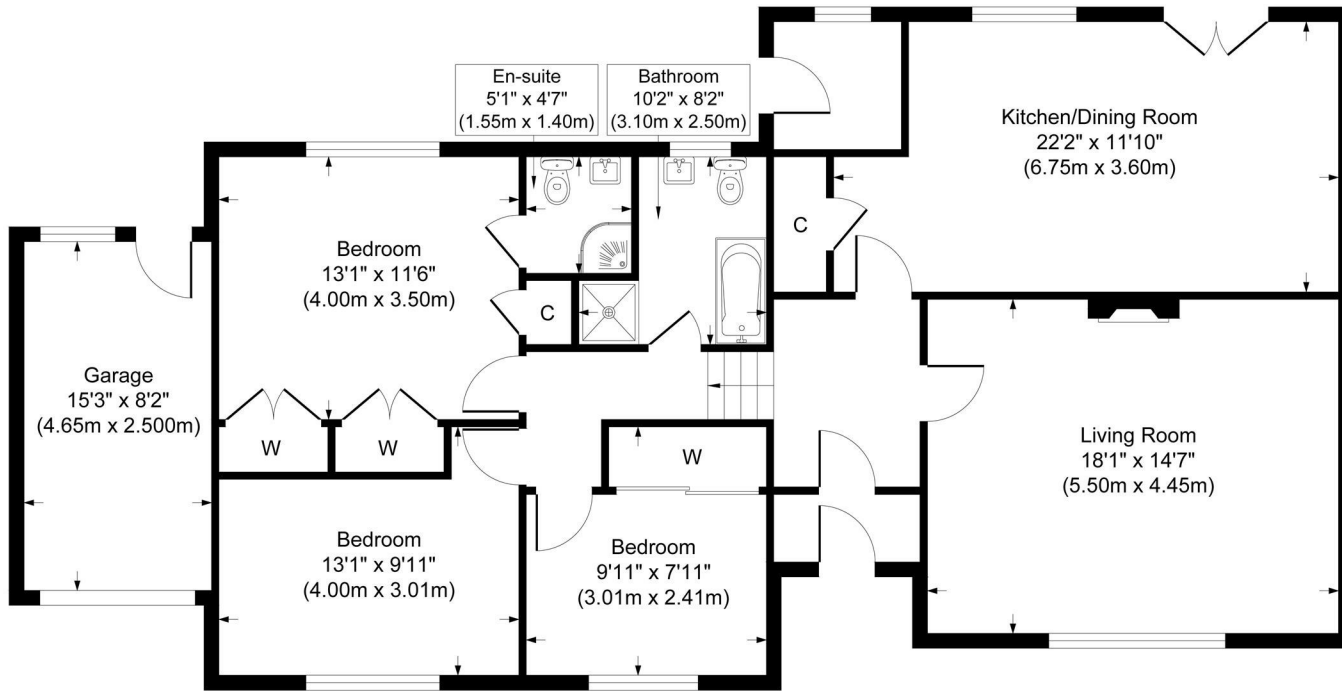
9 GOLF CRESCENT

- Sought-after coastal village location
- Built by respected local builder Tulloch of Cumminston
- Bright and spacious living room
- Stylish upgraded dining kitchen with breakfast bar
- Dining area with French doors opening to terrace with Moray Firth views
- Three well-proportioned bedrooms
- Upgraded contemporary en-suite and four-piece family bathroom
- Beautiful wraparound gardens, easy to maintain at the rear
- Garage and driveway for convenient off-street parking
- Peaceful cul-de-sac setting with no passing traffic

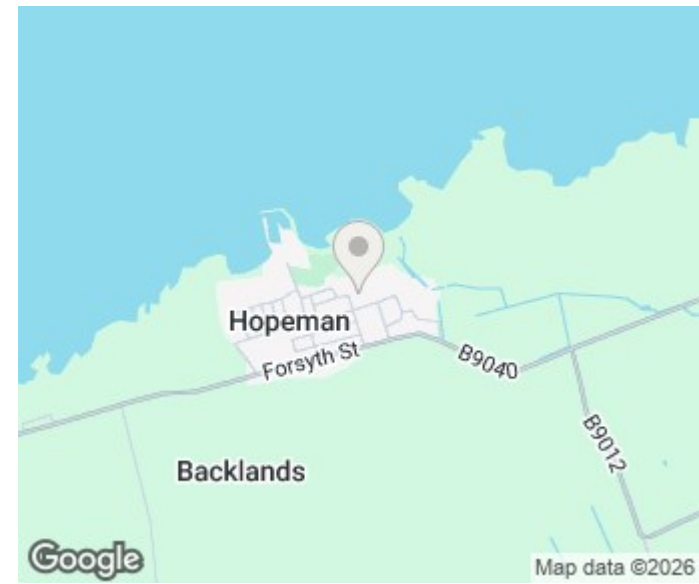




**Approximate Gross Internal Area
1320 sq ft - 123 sq m**



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) A			
(81-91) B			
(69-80) C			75
(55-68) D		57	
(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: D

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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