



22 BLAIRFINDY DRIVE

ELGIN, IV30 8BU

£230,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this stylish first-floor apartment to the market. Located in Elgin's popular Springfield development, this residence offers luxury and comfort through a series of attractive upgrades. Finished to an exceptionally high standard, this sophisticated home features a charming balcony and is in pristine, move-in-ready condition, perfect for an elevated lifestyle.

The open concept kitchen, dining, and living area seamlessly blends functionality and elegance. The luxurious Riverside kitchen is equipped with high-quality appliances, stunning quartz worktops, a convenient kettle tap, and a breakfast bar, making it a delightful space for culinary creations. The generous living area is bathed in natural light, with a patio door that opens directly onto the balcony, providing an inviting outdoor retreat. There is ample space for dining furniture, ensuring a perfect setting for entertaining guests.

This apartment boasts two spacious double bedrooms, both with storage options. The principal bedroom features a dressing room and an en-suite shower room, adding an extra touch of convenience and luxury. A well-appointed family bathroom serves the second bedroom and guests alike. Additional highlights include a large storage cupboard and attic space, premium flooring throughout, and allocated locker storage outside.

Residents will appreciate the dedicated drying space exclusive to this property, alongside ample resident and visitor parking. The apartment is also equipped with solar panels, further enhancing its appeal and sustainability. Experience the perfect blend of style and comfort in this remarkable Springfield apartment.

 **ARANCI
& FIRTH**
PROPERTY

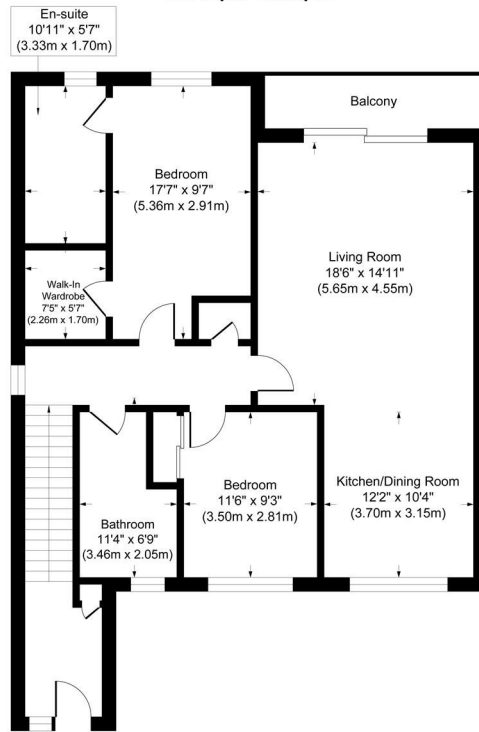
22 BLAIRFINDY DRIVE

- Stylish first-floor apartment located in Springfield's popular development in Elgin.
- Finished to a high standard and in pristine, move-in-ready condition.
- Features a charming south facing balcony, providing an inviting outdoor space.
- The kitchen, dining, and living area are designed in an open concept for functionality and elegance.
- Luxurious Riverside kitchen with high-quality appliances, quartz worktops, kettle tap, and breakfast bar.
- Generous living area filled with natural light, with a patio door leading to the balcony.
- Two spacious bedrooms, both with storage - principle bedroom includes a dressing room and en-suite shower room.
- Well-appointed family bathroom accessible to the second bedroom and guests.
- Includes a large storage cupboard, attic space, and allocated locker storage outside.
- Dedicated drying area for sole use, ample resident and visitor parking, and equipped with solar panels for sustainability.



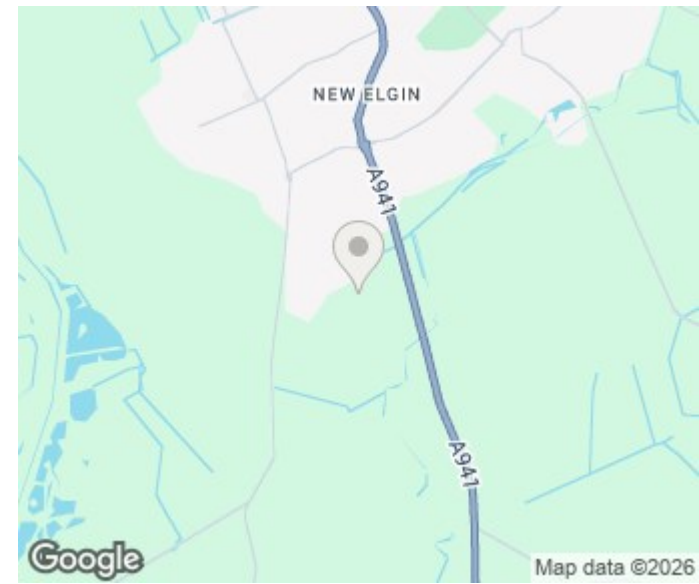


**Approximate Gross Internal Area
999 sq ft - 93 sq m**



First Floor

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: C

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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

