



14 CHESWORTH GARDENS

ELGIN, IV30 4FN

£575,000
FREEHOLD

Deena Aranci of Aranci & Firth is pleased to present this outstanding contemporary new-build home, set within the prestigious Hamilton Gate development in Elgin and enjoying elevated views across the town and surrounding countryside. Constructed by the highly regarded Milne Property Developments, this impressive property combines modern elegance with practical family living, all within easy reach of local amenities and the beautiful Quarrelwood walks.

At the centre of the home is a superb open-plan kitchen, dining and family area, perfectly designed for modern living and entertaining alike. The stylish kitchen, fitted by Riverside Kitchens, boasts integrated appliances, quartz worktops and a breakfast bar, flowing seamlessly into the spacious dining area. A bright and inviting sunroom with French doors opening onto the patio further enhances this exceptional living space. The separate lounge is generously proportioned and benefits from full-height windows along with a door leading to the front of the property.

The ground floor is further complemented by a useful utility room, cloakroom WC and underfloor heating throughout. Quality finishes including solid oak internal doors and an oak staircase add character and warmth, while ample built-in storage enhances practicality.

On the upper floor, the property offers four well-proportioned bedrooms, all featuring fitted wardrobes. The principal bedroom enjoys a Juliet balcony and stylish en-suite shower room, while a contemporary family bathroom serves the remaining accommodation.

 **ARANCI
& FIRTH**
PROPERTY

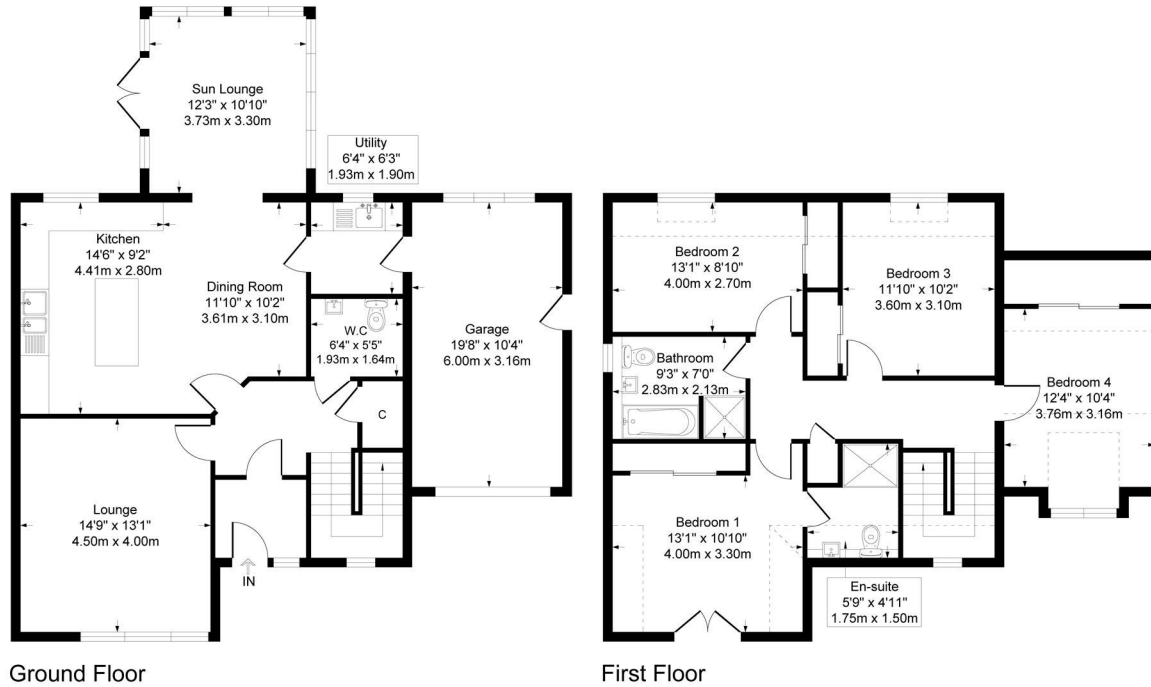
14 CHESWORTH GARDENS

- Prestigious Hamilton Gate development
- Exceptional new-build by Milne Property Developments
- Elevated views across Elgin and beyond
- Stunning open-plan family living space
- Luxury Riverside Kitchens installation
- Quartz worktops and integrated appliances
- Bright sunroom with French doors to patio
- Four generous bedrooms with fitted wardrobes
- Principal suite with en-suite and Juliet balcony
- Integral garage and multi-car driveway

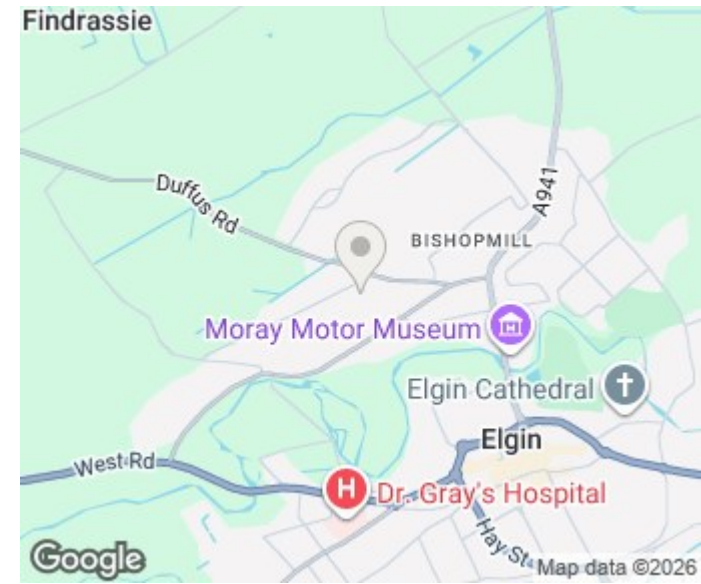




Approximate Gross Internal Area 1752 sq ft - 163 sq m
 Garage Area 204 sq ft - 19 sq m
 Total Area 1956 sq ft - 182 sq m



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			95
(81-91) B		88	
(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: B 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.

Please note, images have been virtually staged and grass added for illustration purposes only.

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

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

