WEST RIDGE ST. CATHERINES PLACE

ELGIN, IV30 1TN

£365,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive four-bedroom detached family home, ideally situated in the sought-after residential area in Elgin's West End. Offering generous and versatile accommodation, together with a large private garden, this impressive home is perfectly suited to modern family living.

The welcoming entrance hall provides access to a bright and spacious lounge, creating a wonderful space to relax or entertain. Double doors lead through to the conservatory, which enjoys lovely views over the garden and provides an additional reception area that can be enjoyed throughout the year.

The well-appointed kitchen offers excellent storage and workspace, with direct access to the garden, while the utility room provides added practicality.

One of the standout features of this home is the flexible layout, with two generously proportioned bedrooms located on the ground floor. The principal bedroom benefits from a spacious en-suite bathroom, while a separate family bathroom serves the remaining accommodation on this level.

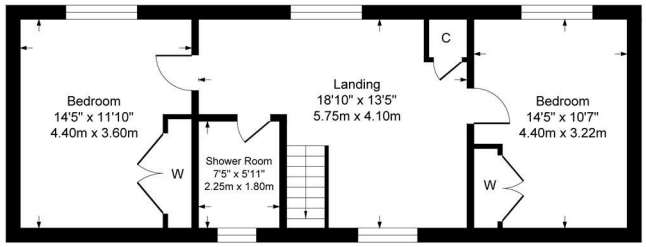
Upstairs, the bright and spacious landing leads to two further double bedrooms, both benefiting from fitted wardrobes, together with a modern shower room, making this an ideal space for older children, guests or multi-generational living.

ARANCI & FIRTH
PROPERTY

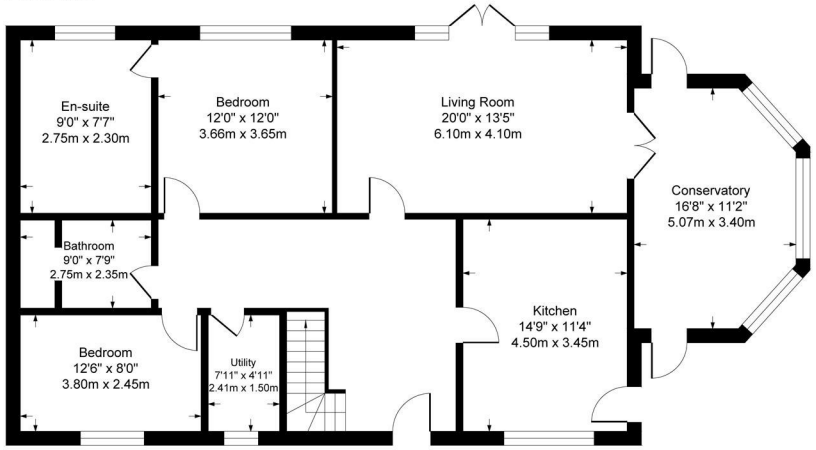
WEST RIDGE ST. CATHERINES

• Sought-after residential location in Elgin's West End • Spacious detached family home • Four generous double bedrooms • Flexible accommodation over two floors • Principal bedroom with en-suite bathroom • Bright lounge leading to a conservatory and out to decked seating area • Well-appointed kitchen with separate utility room • Family bathroom and first-floor shower room • Large, private rear garden • Ideal for families or multi-generational living

Approximate Gross Internal Area
1914 sq ft - 178 sq m

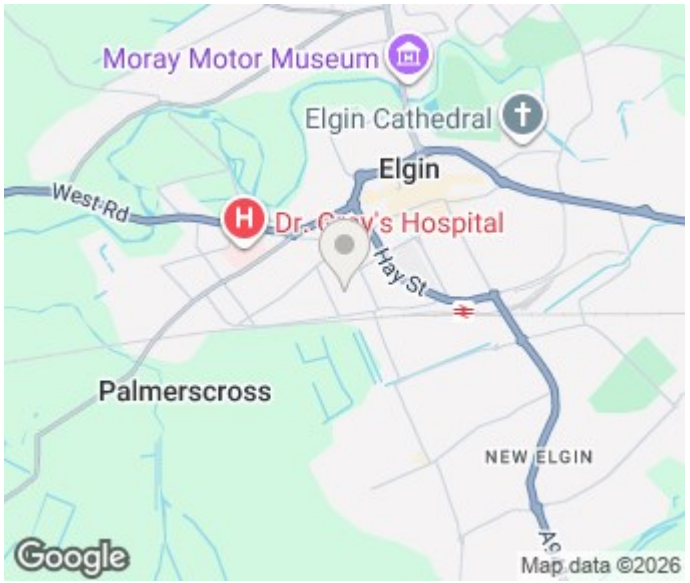


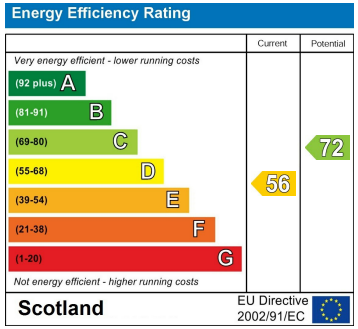
First Floor



Ground 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.





EPC Rating: D 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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