



2 MASON HAUGH RISE

ELGIN, IV30 5WW

£430,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional coastal home, occupying an enviable position on the edge of the picturesque village of Burghead. Designed to maximise the breathtaking panoramic views across the Moray Firth, this immaculate property offers luxury coastal living at its very best.

The heart of the home is the impressive open-plan kitchen, dining and living space, creating the perfect setting for family life and entertaining. Flooded with natural light, the living area opens onto a balcony, perfectly positioned to enjoy the spectacular sea views.

The luxurious principal bedroom is also located on the upper floor, enjoying the same outstanding outlook, together with a dressing area and stylish en-suite shower room. A convenient WC completes this level.

On the ground floor are two generous double bedrooms, one benefiting from an en-suite shower room, alongside a contemporary family bathroom, utility room, excellent storage and an integral garage with electric door.

Finished to an exceptional standard throughout, the property features a high-quality kitchen, beautifully appointed bathrooms and tasteful décor.

Outside, generous south-facing landscaped gardens provide the perfect place to relax and enjoy the sun throughout the day, while a large driveway offers parking for multiple vehicles. Beautiful beaches, scenic coastal walks and the

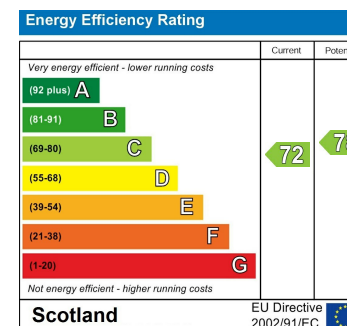
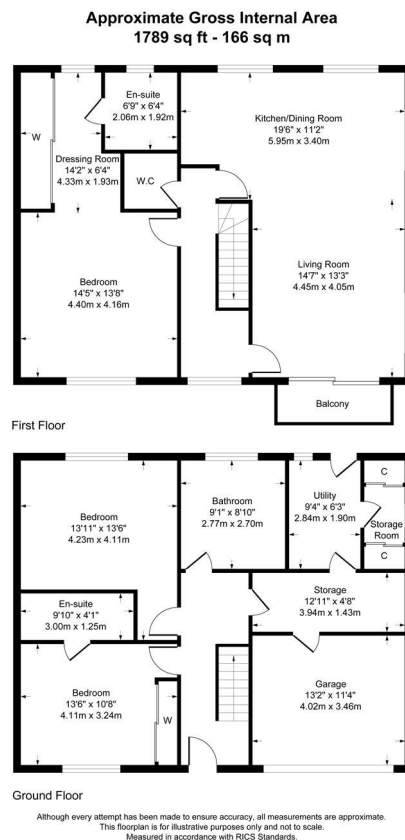
**ARANCI
& FIRTH**
PROPERTY

2 MASON HAUGH RISE

- Impressive executive coastal with exceptional design maximising the stunning Moray Firth views
- Balcony accessed from the living room with breathtaking panoramic sea views
- Stunning open-plan kitchen, dining, living room, perfect for modern family living
- Spacious living area filled with natural light
- Luxurious principal suite with dressing area and en-suite and magnificent sea views
- Two further generous double bedrooms, one with en-suite
- Beautiful quality family bathroom, and additional guest WC
- Utility room, excellent storage and integral garage
- Immaculately presented throughout with premium finishes
- Sought-after coastal location on the edge of the picturesque village of Burghead







EPC Rating: C 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.

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

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

ARANCI & FIRTH
PROPERTY