



## 6 LADY MACBETH DRIVE ELGIN, IV30 4FQ

**£240,000**  
**FREEHOLD**

Deena Aranci of Aranci & Firth is delighted to present this stunning semi-detached home on the popular Findrassie development, Elgin.

Built in 2025 by David Wilson Homes, this beautifully finished three-bedroom property offers contemporary living in a sought-after residential development, perfectly suited to modern family life.

On entering the property, you are welcomed into a bright and spacious living room, thoughtfully designed to provide the perfect setting for both relaxing evenings and entertaining guests. The layout flows effortlessly, creating a comfortable and sociable living environment enhanced by excellent natural light throughout.

To the rear, the contemporary dining kitchen is beautifully bright and offers direct access to the garden, creating a seamless indoor-outdoor lifestyle ideal for modern family living. A convenient downstairs WC and a practical utility area add to the functionality of the ground floor.

Upstairs, the accommodation comprises three well-proportioned bedrooms, all benefiting from fitted wardrobes and offering peaceful retreats with ample space for furnishings. The primary bedroom further enjoys a stylish en-suite shower room, while a modern family bathroom, finished with quality fixtures and fittings, ensure both comfort and practicality for busy households.

 **ARANCI  
& FIRTH**  
PROPERTY

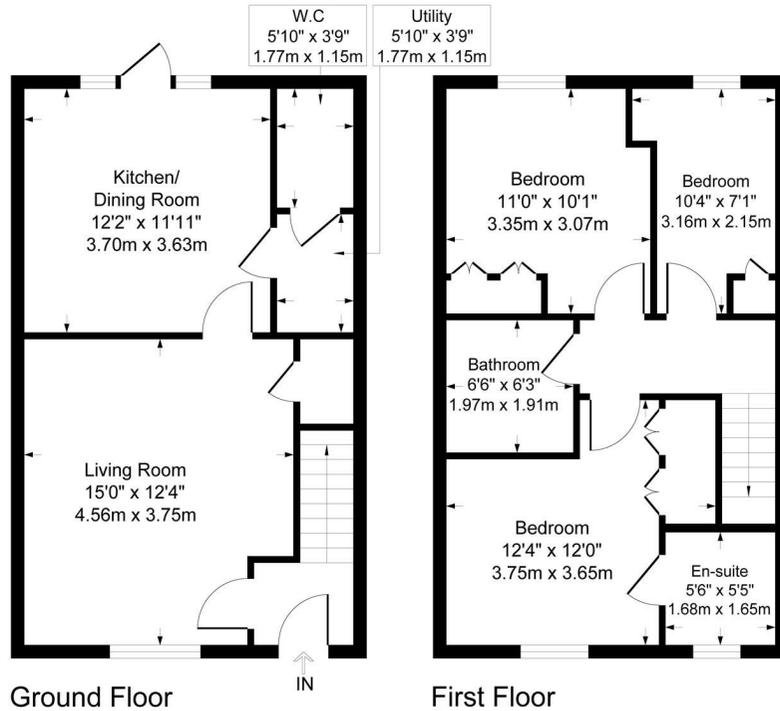
## 6 LADY MACBETH DRIVE

- Built in 2025 by David Wilson Homes– immaculate, move-in condition
- Stylish semi-detached home in a sought-after development
- Bright and spacious lounge – perfect for entertaining
- Contemporary layout designed for modern living
- Three bedrooms all with fitted wardrobes
- Two sleek, modern bathrooms and downstairs WC
- Private setting in a desirable residential area
- Ideal for families or professionals
- Excellent access to local amenities and schooling
- A fantastic opportunity in popular Elgin location





**Approximate Gross Internal Area  
883 sq ft - 82 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

**EPC Rating: B 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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