



29 RUSSELL PLACE

ELGIN, IV30 4PJ

£250,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market, this beautifully presented three-bedroom semi-detached home, situated on a corner plot on Russell place in the popular Bishopmill area of Elgin. Finished in neutral tones throughout and in true walk-in condition, this property offers stylish, low-maintenance living, making it an ideal choice for first-time buyers, young families or those looking to downsize.

The bright and welcoming lounge provides a comfortable space to relax, while the contemporary kitchen has been thoughtfully designed with modern units and ample workspace and dining area, creating a practical and sociable hub of the home.

Upstairs, there are three well-proportioned bedrooms, all beautifully presented and with fitted storage, offering flexible accommodation for family life, guests or a home office. A modern family shower room completes the first floor.

The property further benefits from private gardens, a double garage complete with electric roller door, a WC and a useful storage room above, providing excellent additional storage and secure parking.

Outside you have a generous garden with garden room, shed and green house and a driveway providing parking for multiple vehicles.

Ideally located within a well-established residential area, the property is within easy reach of local schools, shops, supermarkets and leisure facilities, while Elgin town centre and excellent transport links are just a short distance away.

**ARANCI
& FIRTH**
PROPERTY

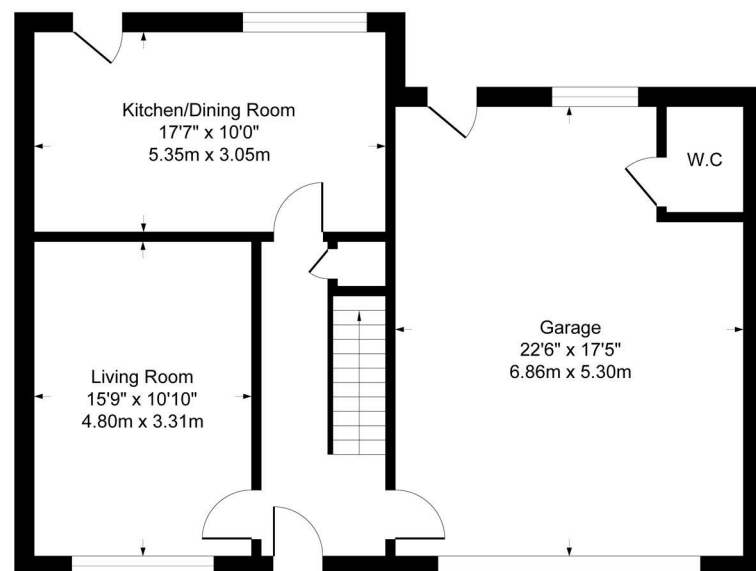
29 RUSSELL PLACE

- Three-bedroom semi-detached home
- Beautifully presented with neutral décor throughout
- Stylish modern dining kitchen with garden access
- Contemporary shower room and downstairs WC
- Bright well sized living room
- Double garage with electric roller door and storage room above
- Close to schools, local amenities and transport links
- Sought-after Bishopmill location of Elgin

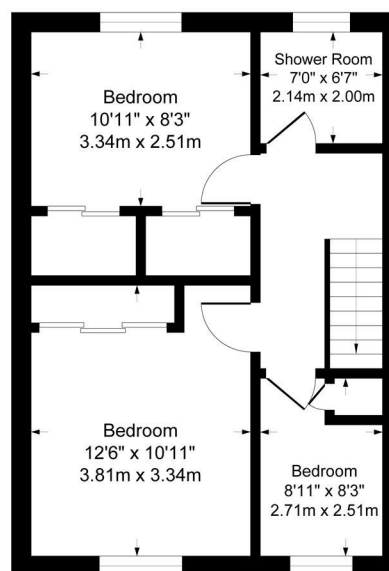




Approximate Gross Internal Area 921 sq ft - 86 sq m
Garage Area 391 sq ft - 36 sq m
Total Area 1312 sq ft - 122 sq m

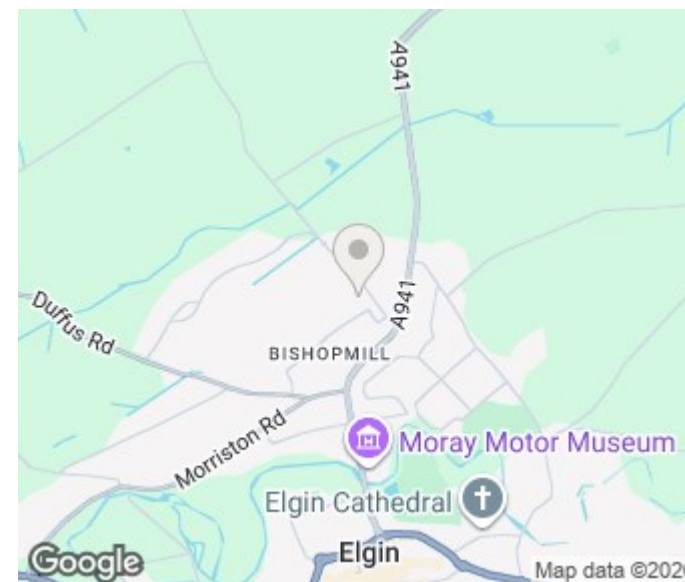


Ground Floor



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: C 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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