



24 SCONE ROAD

ELGIN, IV30 8AT

£220,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this attractive and well-proportioned home, ideally located in Springfield's popular development near Elgin Golf Club.

This inviting property benefits from multiple upgrades and offers a thoughtfully designed layout, centred around a bright and welcoming open concept layout that provides the perfect setting for both everyday living and entertaining. The accommodation is well balanced, making it an ideal choice for first time buyers, families, professionals or those seeking a comfortable and spacious home.

The house boasts three generously sized bedrooms, each offering excellent flexibility for family living, guests or home working. Two well-appointed bathrooms add to the overall convenience, ensuring smooth and practical day-to-day living.

The property is presented in immaculate condition throughout, finished with stylish, modern neutral décor that creates a calm and contemporary feel, allowing prospective buyers to move straight in with ease.

Outside, there is a driveway to the side and a large, secure south-west facing garden, further enhanced by an open outlook providing a fantastic amount of privacy.

Situated within a friendly and established neighbourhood, the property enjoys close proximity to a wide range of local amenities, schools and green spaces. Elgin's rich history, attractive surroundings and strong sense of community

**ARANCI
& FIRTH**
PROPERTY

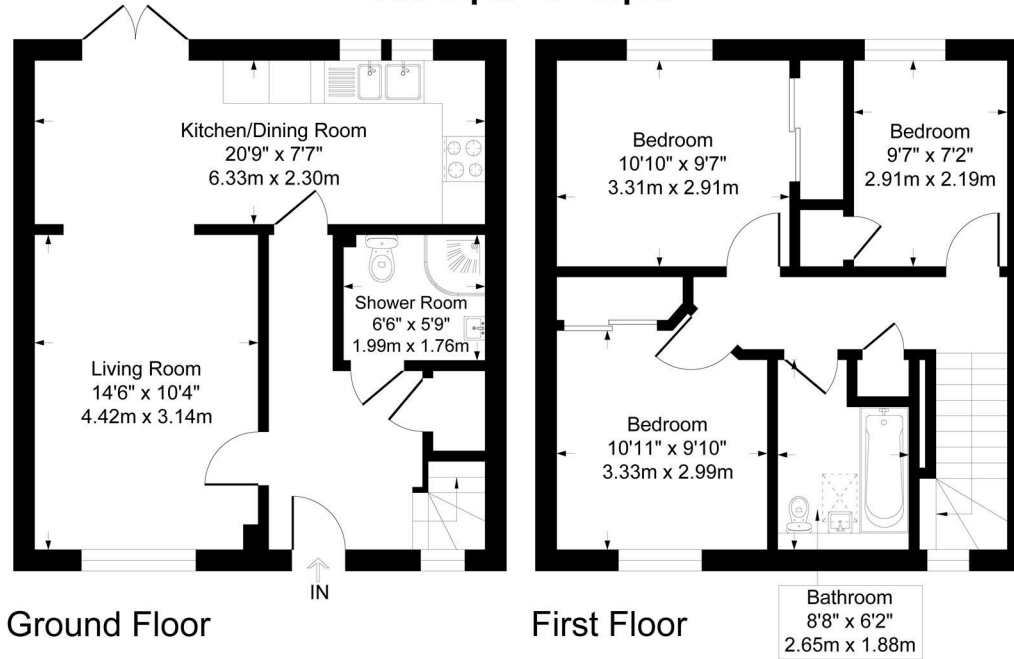
24 SCONE ROAD

- Popular Scone Road location • Immaculate condition throughout • Stylish modern neutral décor • Three generous bedrooms • Two well-appointed bathrooms • Bright and welcoming reception room • Well-balanced, practical layout • Move-in ready home • Close to schools and local amenities • Ideal for families, professionals and first time buyers





Approximate Gross Internal Area
936 sq ft - 87 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		
(81-91) B	81	86
(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: C**

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