



CAIRNDUNA ST. AETHANS

ELGIN, IV30 5US

£380,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this elegant Victorian villa, ideally situated within the charming coastal village of Burghead. Full of character and attractive period features, this impressive detached home offers spacious and versatile accommodation, just moments from the stunning beach and tranquil woodland walks.

Internally, the property boasts bright and generously proportioned living spaces throughout. The bay window living room provides a warm and welcoming atmosphere, complete with a cosy multi-fuel stove, while the spacious dining room also benefits from a multi-fuel stove, creating an ideal setting for both everyday family life and entertaining. The kitchen offers excellent cupboard and worktop space and leads through to the rear porch and useful utility room. An attractive sweeping staircase further enhances the home's traditional charm.

The accommodation comprises four bedrooms in total, with the ground floor bedroom currently utilised as a study/home office, offering flexibility to suit a variety of lifestyles. Upstairs, there are three further well-sized bedrooms, including a superb principal bedroom featuring a large bay window with sea views, dressing area, and en-suite shower room. A stylish four-piece family bathroom and additional downstairs shower room add further convenience. The attic room provides excellent additional space, ideal as a playroom, hobby room, or office, alongside a separate attic storage room and excellent storage throughout the home.

Externally, the property continues to impress with a large garden, two delightful courtyard areas, detached garage, and gated driveway providing parking for multiple vehicles.

Combining elegant period features, generous accommodation, and a sought-after coastal setting, this exceptional home offers a rare opportunity to acquire a truly special property in one of Moray's most desirable seaside villages. Early

 **ARANCI
& FIRTH**
PROPERTY

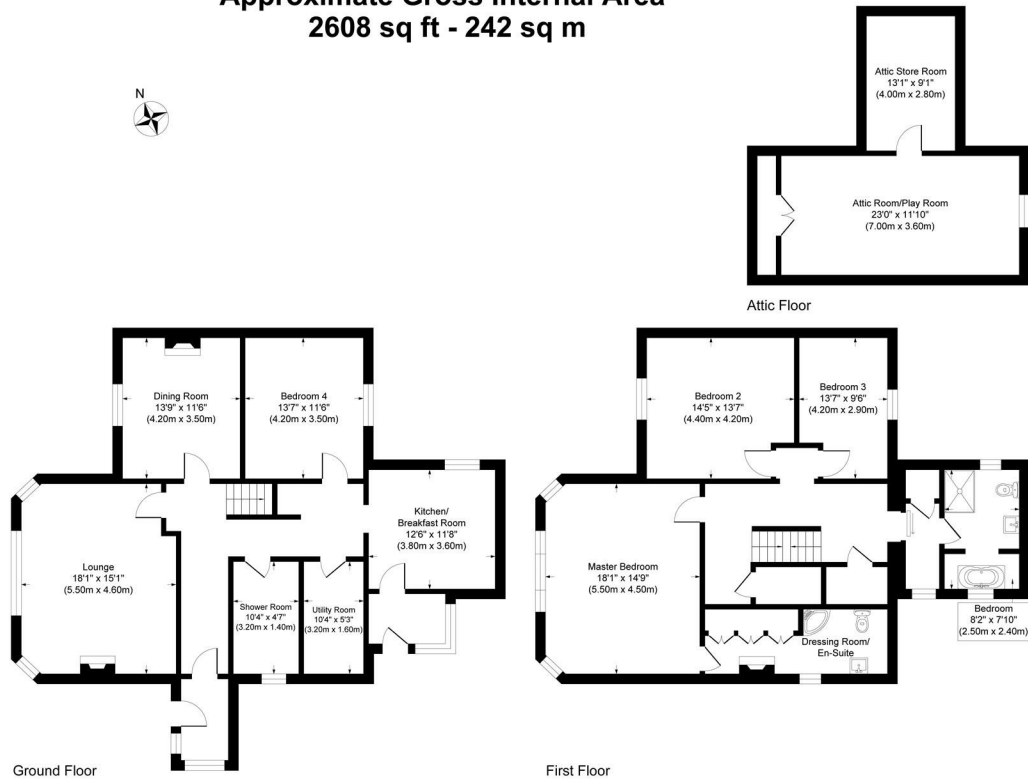
CAIRNDUNA ST. AETHANS

- Elegant Victorian villa full of character
- Sought-after coastal village location
- Just moments from the beach and forest walks
- Beautiful bay windows with sea views
- Cosy multi-fuel stoves in both reception rooms
- Flexible fourth bedroom/study on ground floor
- Spacious principal suite with dressing area and en-suite
- Superb attic room ideal for hobbies or home working
- Large garden with two private courtyard areas
- Gated driveway and detached garage with ample parking

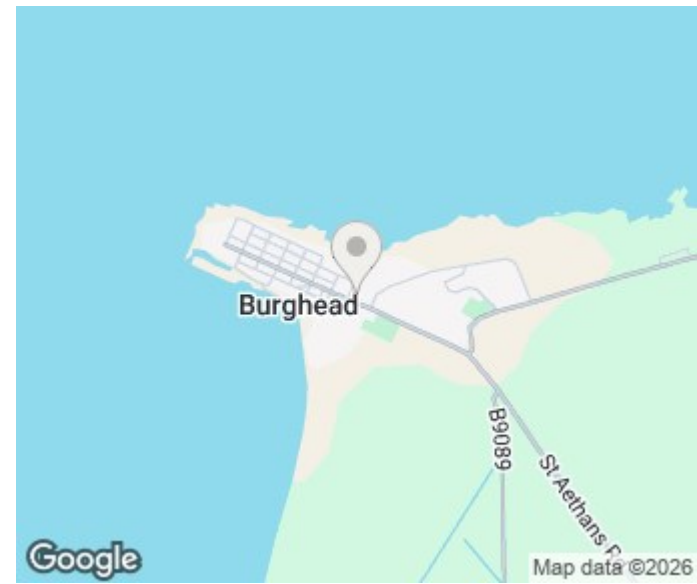




**Approximate Gross Internal Area
2608 sq ft - 242 sq m**



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			
(69-80) C			
(55-68) D			66
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

EPC Rating: E 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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