



14 REIDHAVEN STREET

ELGIN, IV30 1QG

£595,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to introduce this outstanding stone-built detached period property, occupying a highly sought-after position on Reidhaven Street. This impressive home has been beautifully refurbished by the current owners, creating a home full of period character and charm with spacious, versatile accommodation and wonderful established garden grounds.

The welcoming vestibule opens into a generous hallway leading through to the stunning lounge, featuring dual-aspect windows including a beautiful bay window, gorgeous wooden flooring and a log burner creating a warm and inviting focal point.

The luxurious kitchen, with its vaulted ceiling and quality finishes, is equally impressive, featuring an Aga, central island and underfloor heating. This flows seamlessly into the beautiful dining area, boasting wooden flooring and an inset log-burning stove. From here, a delightful sun room with underfloor heating enjoys lovely views across the garden and provides direct access outside, creating a wonderful space to relax and enjoy the garden throughout the seasons.

A useful utility room and large office/gym provide excellent flexibility, while a cellar is accessed from the rear hallway.

Upstairs are four fabulous bedrooms, together with a superbly appointed family bathroom featuring a large bath and separate walk-in shower.

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& FIRTH**
PROPERTY

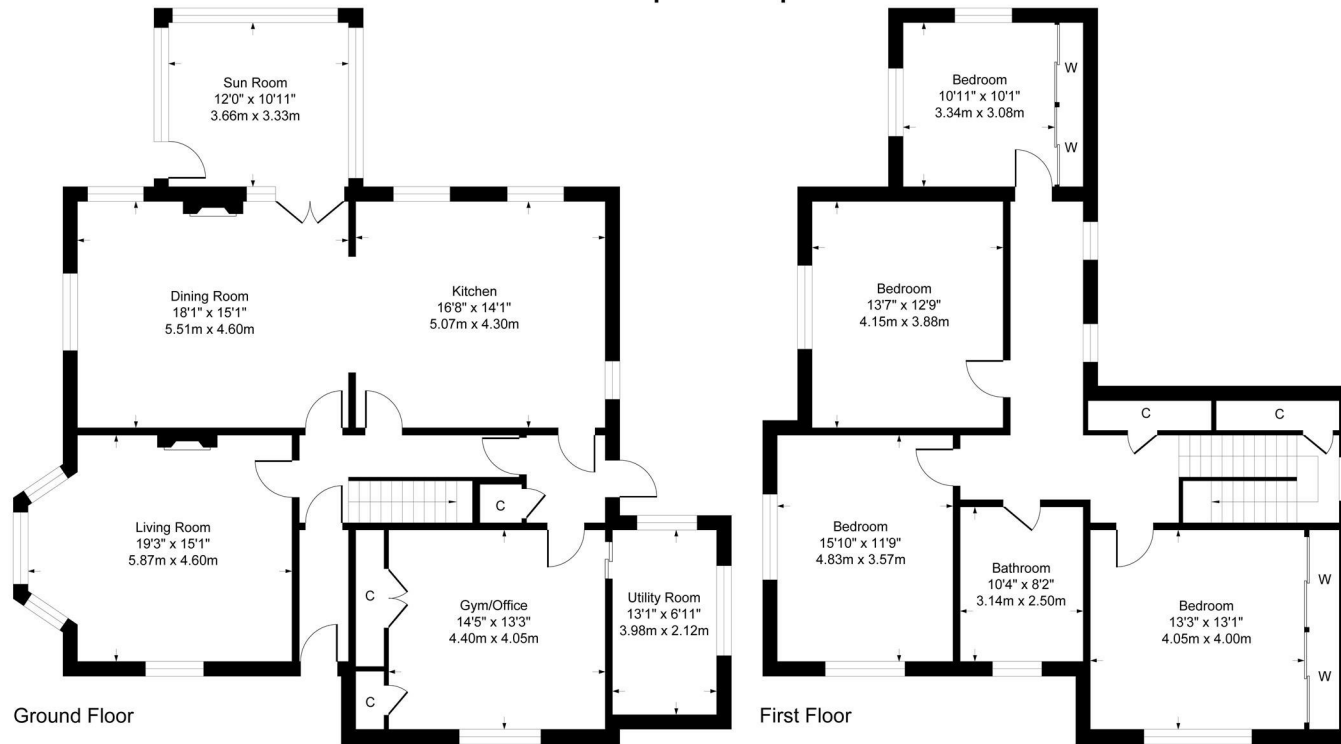
14 REIDHAVEN STREET

- Outstandingly refurbished attractive stone-built detached period home
- Highly sought-after Reidhaven Street address in Elgin
- Beautiful lounge with bay-window and cosy log burner
- Exceptional dining room with inset log burning stove opening into the sun room and kitchen
- Luxurious kitchen with Aga, island and underfloor heating
- Impressive sun room with underfloor heating and wonderful outlook over the garden
- Four spacious and bright bedrooms and impressive family bathroom
- Large office/gym offering superb flexibility for potential fifth bedroom
- Beautifully established gardens with mature planting and patio
- Detached garage and private gravel driveway with electric car charger

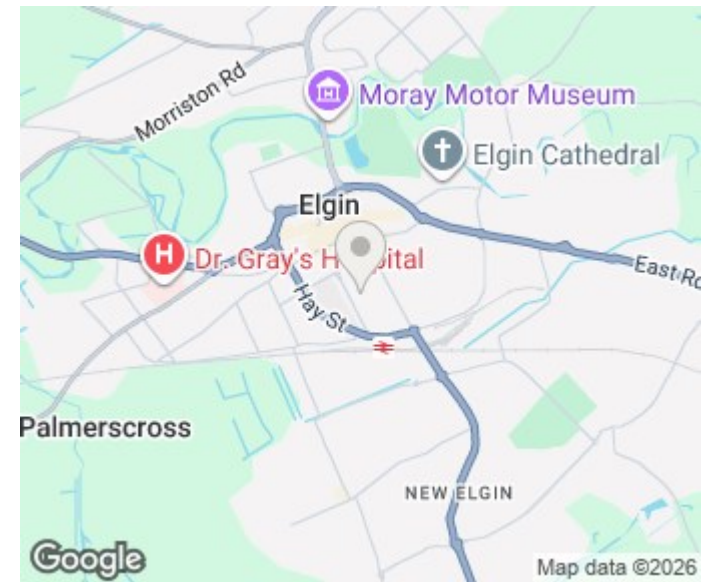




Approximate Gross Internal Area
2522 sq ft - 234 sq m



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		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: G

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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