



32 FORTEATH AVENUE

ELGIN, IV30 1TF

£420,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this immaculately renovated three-bedroom detached bungalow, situated in the popular residential area of Fortearth Avenue, Elgin. Beautifully presented throughout and finished to a high standard, this impressive home offers spacious accommodation, excellent facilities and lovely views across Elgin.

On entering the welcoming hallway, there is an immediate sense of space and quality. The heart of the home is the impressive, well-appointed kitchen/living area, providing an excellent space for both everyday living and entertaining. The kitchen benefits from a breakfast bar, providing a sociable space for informal dining or enjoying a morning coffee, while French doors lead directly out to the garden, creating a wonderful connection between the interior and outdoor space and allowing plenty of natural light into the room. A separate dining area provides a further reception space, while the useful utility room adds to the practicality of the home.

The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

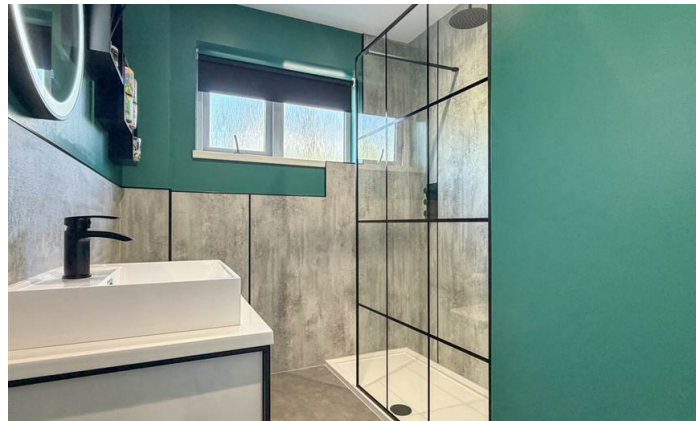
A log burner provides a warm and welcoming focal point, complementing the high standard of finish throughout. Externally, the property enjoys an attractive garden with fantastic views across Elgin, while the detached double garage provides excellent parking, storage and additional flexibility. There is also a driveway providing further parking.

Fortearth Avenue is a desirable residential location, conveniently placed for Elgin's excellent range of amenities, schools and transport links, with the beautiful Moray coastline within easy reach.

**ARANCI
& FIRTH**
PROPERTY

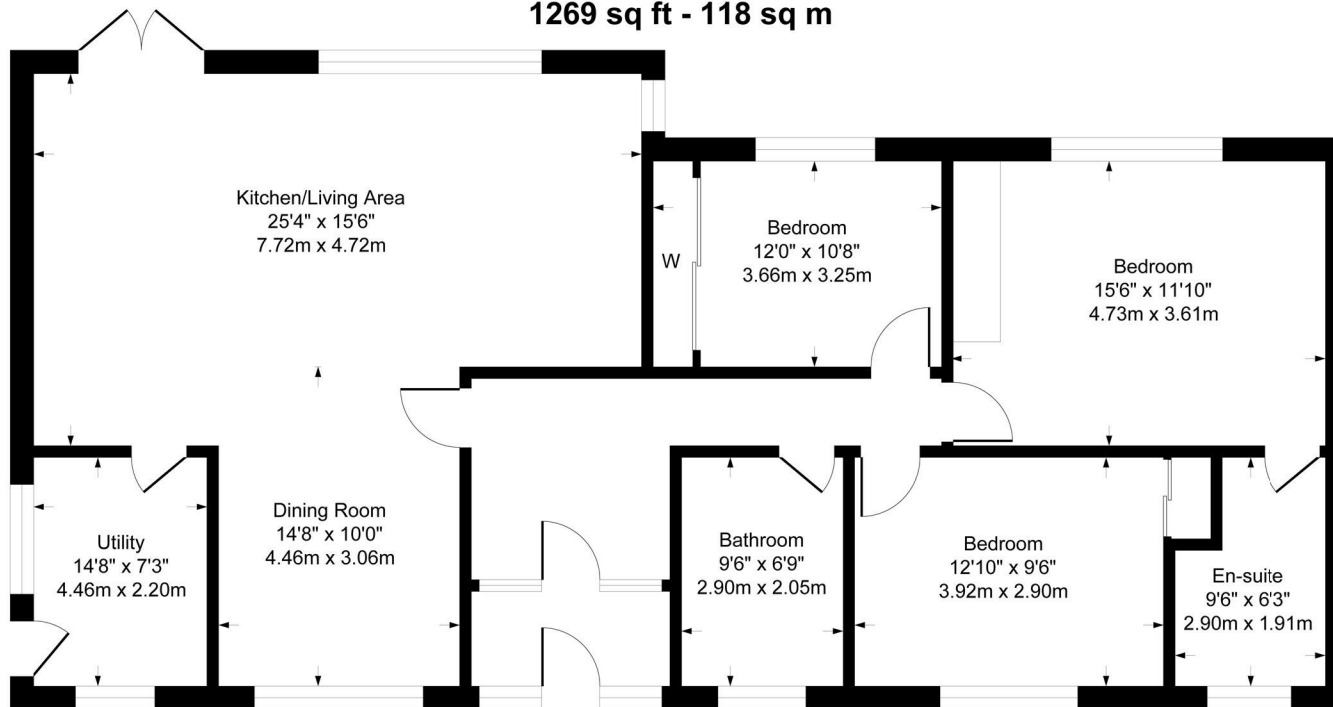
32 FORTEATH AVENUE

- Beautifully Renovated Three-Bedroom Detached Bungalow
- Immaculately Presented Throughout
- High-Quality Finish Throughout
- Spacious Kitchen/Living Area with Garden Access
- French Doors Framing Beautiful Elgin Views
- Cosy Log Burner for Those Chilly Evenings
- Three Generously Proportioned Bedrooms
- Stylish Family Bathroom & Principal En-Suite
- Private Garden with Wonderful Open Views and Large Terrace
- Detached Double Garage & Driveway Providing Ample Parking

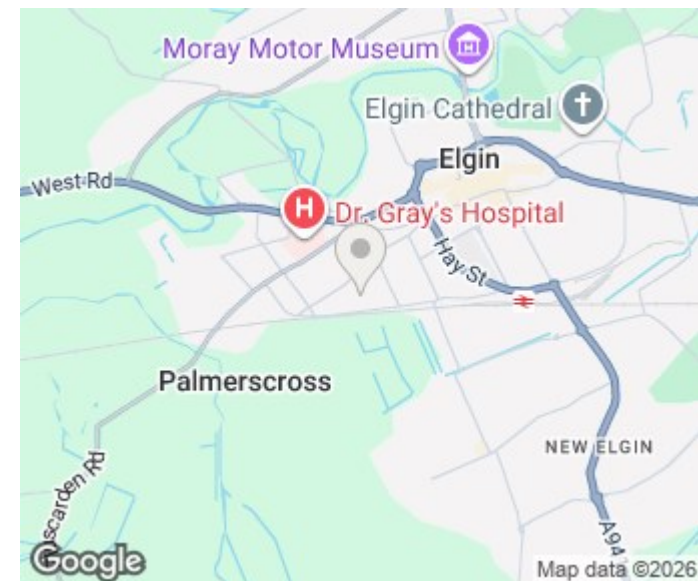




Approximate Gross Internal Area
1269 sq ft - 118 sq m



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

EPC Rating: D Council Tax Band: F

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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