



## 4 RASHCROOK FARM

ELGIN, IV30 8SW

£695,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this luxurious home to the market. Located in Birnie, nestled on the outskirts of Elgin, where elegance meets comfort in a spacious and inviting atmosphere. This remarkable residence provides stunning panoramic views of horse-filled fields and breathtaking sunsets, all without the disturbance of passing traffic. Perfect for both entertaining guests and enjoying tranquil evenings at home, this property offers an extraordinary lifestyle characterised by sophistication and ease.

The ground floor features a living room that boasts magnificent views and is enhanced by a cosy log burning stove, with French doors that lead to a beautifully decked area. The luxurious dining kitchen, designed by Riverside Kitchens, is equipped with quality Neff appliances, quartz worktops, and a breakfast bar, also flowing seamlessly to an outdoor decked space. Completing the ground floor is a fifth bedroom, currently used as an office, a wet room, utility room and integral double garage.

Upstairs, you have the generous and bright living area, that showcases incredible vistas. Four piece family bathroom complete with free standing bathtub, four well sized bedrooms including the spacious principle suite, that includes a dressing room and an en-suite shower room.

Distinguished features comprise underfloor heating on the ground floor, sensor lighting in multiple rooms, a timeless oak staircase with a glass balustrade, oak doors and premium flooring throughout. Additional conveniences include an integral double garage with an electric roller door and a driveway designed to accommodate multiple vehicles.

 **ARANCI  
& FIRTH**  
PROPERTY

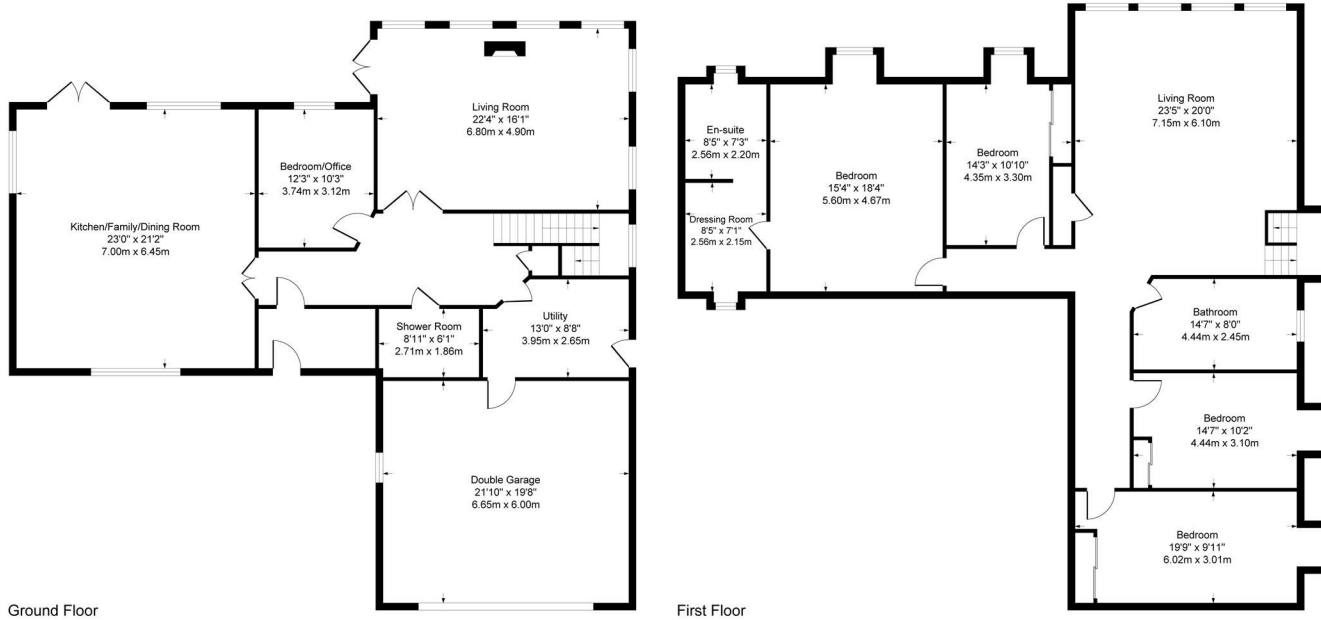
## 4 RASHCROOK FARM

- Impressive home offering incredible views of horse-filled fields and breathtaking sunsets.
- Living room with panoramic views, cosy log burning stove and French doors leading outside.
- Bright and airy upstairs living room with magnificent views.
- Open concept kitchen dining family room with French doors leading out to decked area.
- Luxurious kitchen by Riverside Kitchens with quality Neff appliances, quartz worktop and breakfast bar.
- Five well-sized bedrooms including a spacious principle suite with a dressing room and en-suite.
- Four piece family bathroom upstairs and beautifully tiled wet room downstairs.
- Premium finishes throughout including underfloor heating on ground floor.
- Integral double garage with an electric roller door and driveway for multiple vehicles.
- Secure garden with patio and decked areas providing privacy and plenty of space for relaxation and outdoor gatherings.





**Approximate Gross Internal Area  
3592 sq ft - 334 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

**EPC Rating: C 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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