



151 LESMURDIE ROAD

ELGIN, IV30 4HW

£140,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this well presented property to the market. This home has a warm, welcoming atmosphere and is a perfect choice for first-time buyers. Situated on Lesmurdie Road in the highly desirable Bishopmill area of Elgin, offering convenient access to a variety of local amenities.

The home features a fantastic extension with garden access, that enhances the home by creating a spacious dining kitchen, perfect for modern living, providing a wonderful space for family gatherings and entertaining. The generous living room, complete with a cosy fireplace, offers an inviting space for relaxation. Additionally, the versatile box room offers the perfect opportunity for a home office or study. There are two spacious bedrooms that ensure comfort and privacy, while the modern shower room includes convenient vanity storage and a heated towel rail for added luxury.

Enjoy the benefits of a south-facing garden, where you can unwind and appreciate the outdoors, along with the practicality of off-street parking.

This property truly combines comfort and convenience, making it an excellent choice for those looking to enter the housing market and create a home that reflects their own personal style.

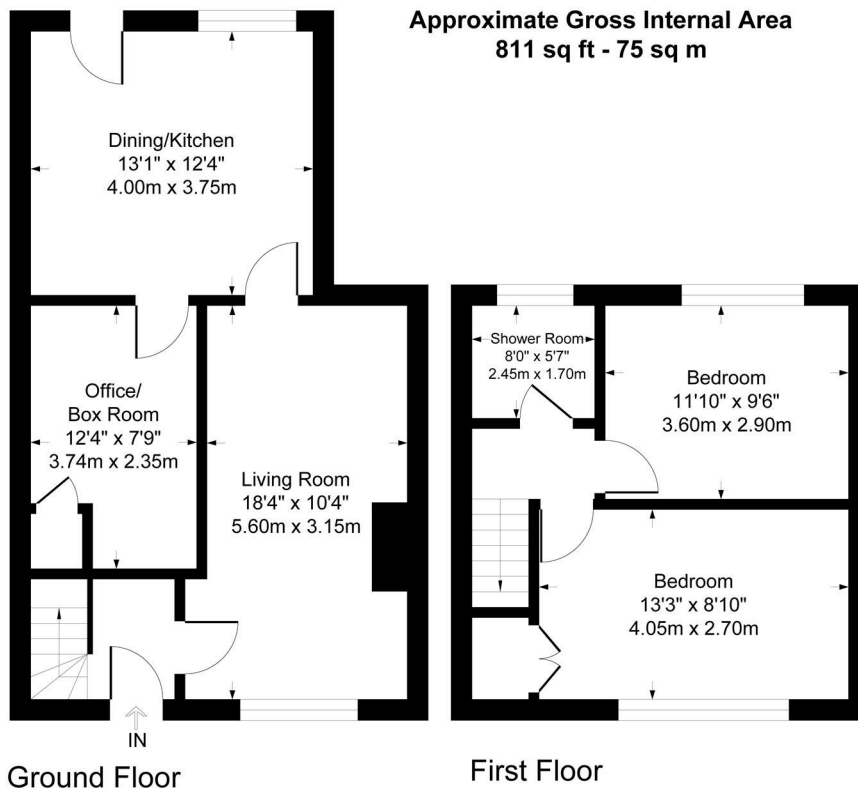
 **ARANCI
& FIRTH**
PROPERTY

151 LESMURDIE ROAD

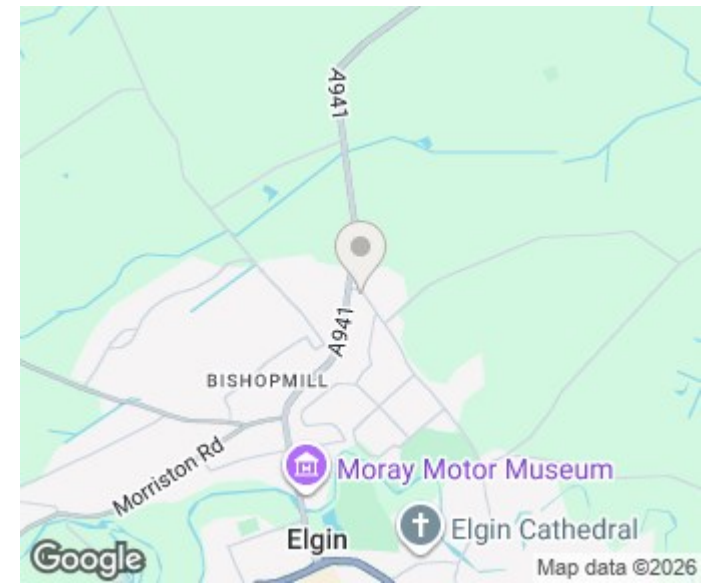
- Ideal home for first-time buyers.
- Sought-after Bishopmill area of Elgin.
- Convenient access to a variety of local amenities.
- Features a spacious dining kitchen extension with garden access, perfect for family gatherings.
- Generous living room with a cosy fireplace, providing a relaxing atmosphere.
- Includes a box room suitable for a home office or study.
- Two spacious bedrooms that offer comfort and privacy.
- Modern shower room with vanity storage and a heated towel rail for added comfort.
- South-facing rear garden with decked area and garden shed.
- Off-street parking adding to practicality of the home.







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		67	79
(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: 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

