



12 WOODLANDS DRIVE ELGIN, IV30 8JU

£175,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented semi-detached bungalow, offering stylish, single-level living in the highly sought-after village of Lhanbryde. Ideally positioned within easy reach of Elgin, the stunning Moray coastline and the A96, this impressive home combines modern comfort with everyday convenience.

The welcoming living room is flooded with natural light, creating a warm and inviting space in which to relax or entertain. The contemporary kitchen is well appointed with an excellent range of modern appliances and enjoys direct access to the rear garden, making it perfect for al fresco dining and effortless indoor-outdoor living.

The property offers three generously proportioned bedrooms, including a principal bedroom with en-suite shower room, while a well-appointed family bathroom serves the remaining accommodation. Thoughtfully designed throughout, the home provides comfortable and practical living for a wide range of buyers.

Externally, the property continues to impress with attractive, low-maintenance gardens to the front and rear, providing private outdoor space to enjoy throughout the year. A garden shed offers useful additional storage, while the generous driveway provides off-street parking for multiple vehicles.

Offering immaculate presentation, spacious accommodation and an enviable village location, this exceptional bungalow is sure to appeal to a variety of purchasers. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

 **ARANCI
& FIRTH**
PROPERTY

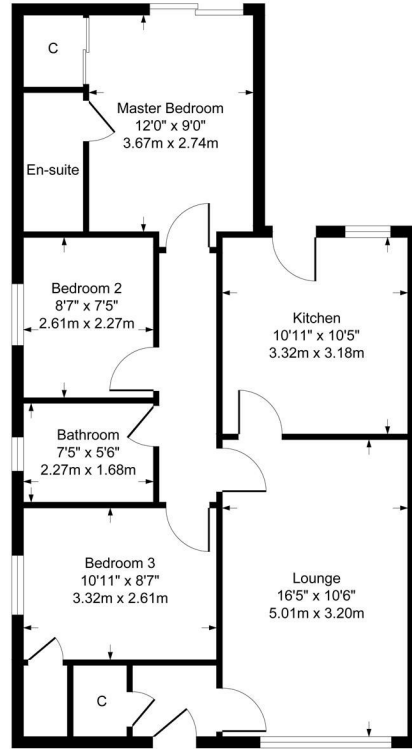
12 WOODLANDS DRIVE

- Beautifully presented throughout
- Sought-after village location
- Spacious single-level living
- Light-filled lounge
- Modern kitchen with garden access
- En-suite principal bedroom
- Three generous bedrooms
- Private, easy-care gardens
- Excellent off-street parking
- Ready to move straight into

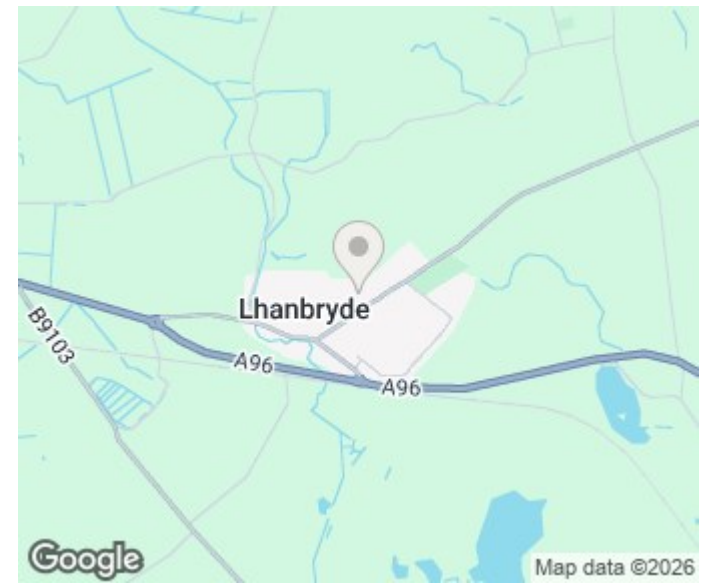




Approximate Gross Internal Area
774 sq ft - 72 sq m



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	72	79
(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: C Council Tax Band: D

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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