19 SANDSTONE STREET

ELGIN, IV30 6LJ

£280,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this beautifully presented four-bedroom detached home ideally located on a small cu-de-sac with no passing traffic, in an area of Elgin popular with families and professionals alike. Immaculately maintained and presented in true walk-in condition, this impressive family home offers generous upgrade accommodation, excellent flexibility and a lovely enclosed landscaped garden with a large patio area.

From the welcoming hallway, the ground floor flows beautifully into a spacious lounge, with the heart of the home being the superb kitchen-diner. This sociable space provides plenty of room for dining and everyday family life, with French doors opening directly onto the garden and patio, creating a lovely connection between the indoors and outside.

A separate utility room and cupboard provides useful additional storage and practical space completing the ground floor.

Upstairs, there are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or those requiring space to work from home. The principal bedroom benefits from a newly fitted en-suite shower room, with the remaining bedrooms served by a stylish newly fitted family bathroom.

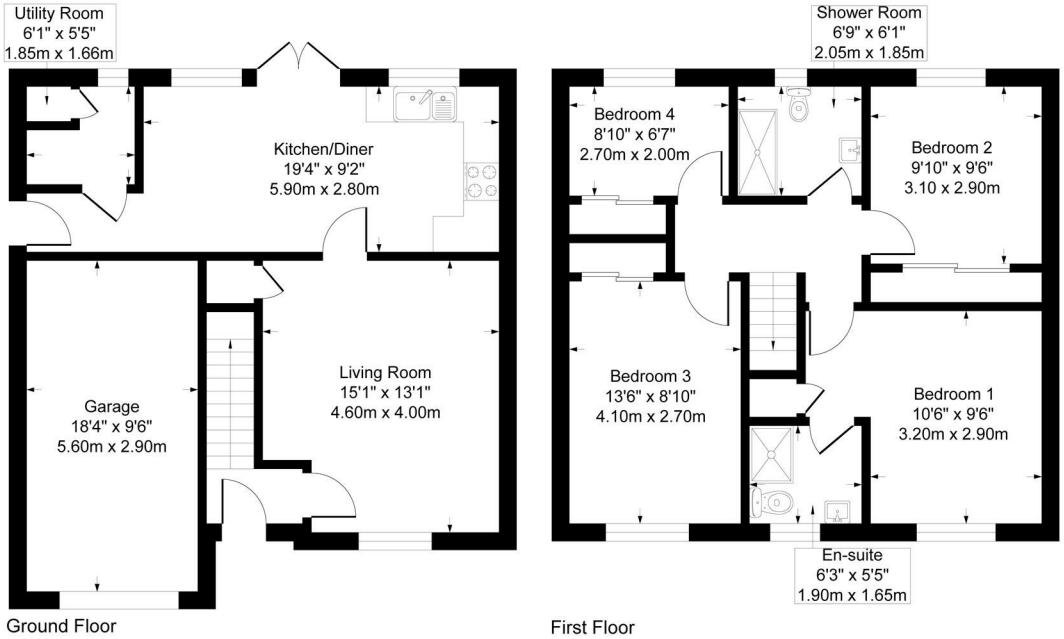
The property further benefits from a garage and driveway providing useful storage and parking for multiple vehicles, while the landscaped garden is a particular attraction with a generous patio area offering an ideal setting for outdoor

ARANCI & FIRTH
PROPERTY

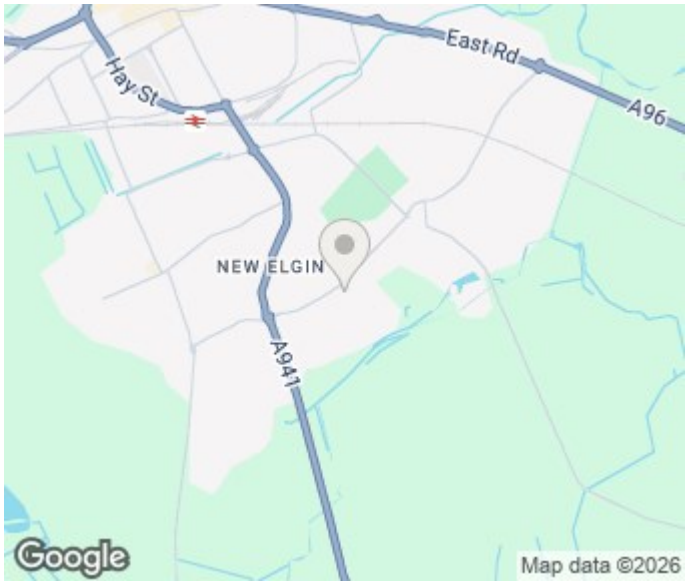
19 SANDSTONE STREET

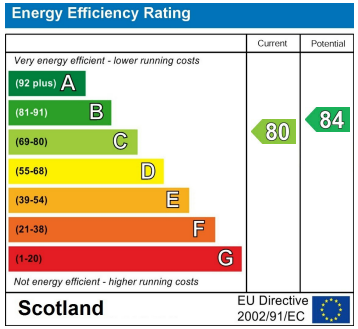
• Immaculate four-bedroom detached family home well positioned on a small cul-de-sac • Presented in exceptional walk-in condition • Spacious and welcoming accommodation throughout • Excellent kitchen-diner with French doors to the garden • Four bedrooms and recently fitted shower room • Principal bedroom with recently fitted en-suite shower room • Separate utility room • Garage and driveway for multiple vehicles • Beautifully landscaped rear garden with large patio area – ideal for outdoor dining and entertaining • Beautifully upgraded maintained offering a home ready to move straight into

Approximate Gross Internal Area = 1125 sq ft - 105 sq m
Garage = 175 sq ft - 16 sq m
Total = 1300 sq ft - 121 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.





EPC Rating: C Council Tax Band: E

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 the Freestanding Rangemaster Cooker, the dining room table and chairs, all light fixtures, all fixed floor coverings, windows blinds and integrated appliances and both garden sheds.

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