



## HIGHVIEW

BIRNIE, ELGIN, IV30 8SW

£800,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this exquisite bungalow in the charming area of Birnie near Elgin, to the market. This impressive home offers a perfect blend of comfort and elegance, with five spacious bedrooms and five well-appointed bathrooms, this property is ideal for families seeking ample living space and privacy.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the bungalow ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere throughout.

The generous bedrooms provide a tranquil retreat, each designed to offer comfort and relaxation. The abundance of bathrooms ensures convenience for all residents and guests, making morning routines a breeze.

Set in the picturesque surroundings of Birnie, this property not only boasts a delightful interior but also benefits from the serene beauty of its location. Whether you are looking to enjoy peaceful countryside walks or the vibrant community life, this bungalow is perfectly situated to offer the best of both worlds.

This remarkable property is a rare find and presents an excellent opportunity for those seeking a spacious and luxurious home in a desirable area. Do not miss the chance to make this stunning bungalow your own.

Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

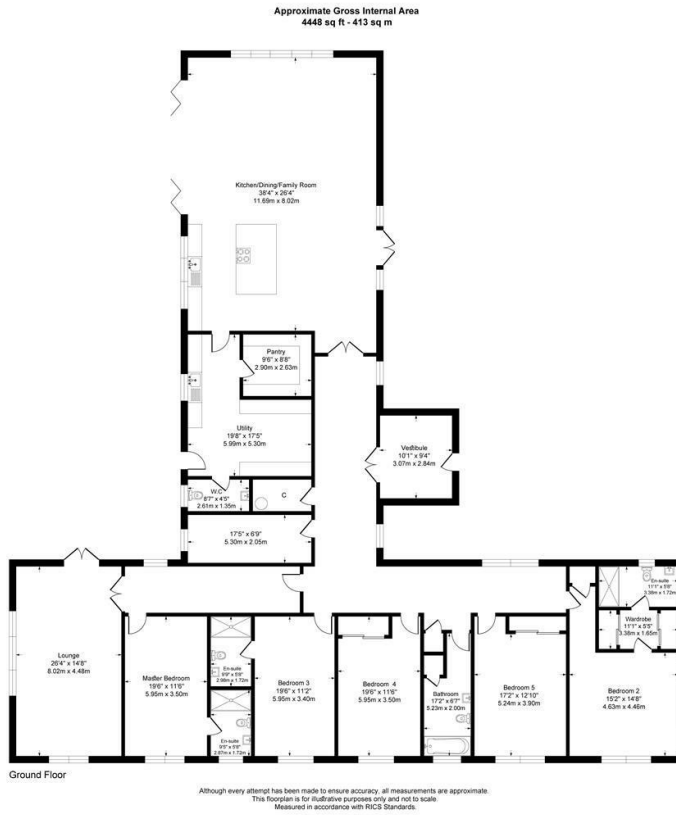
 **ARANCI  
& FIRTH**  
PROPERTY

## HIGHVIEW

- Exquisite Bungalow in Picturesque Birnie, Near Elgin
- Perfect for entertaining or relaxed family evenings
- Seamless layout - thoughtfully designed for natural flow and a welcoming atmosphere
- A peaceful setting without compromising on access to city conveniences
- Set within 7.5 acres and surrounded by beautiful countryside, ideal for peaceful walks and a relaxed lifestyle
- Spectacular beaches, scenic walks, an ideal location for lovers of nature, golf, and whisky country
- A unique opportunity to own a substantial home in a truly desirable part of Scotland







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(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: G**

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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