



3 TROON PLACE

ELGIN, IV30 6LR

£400,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this impeccably presented detached bungalow to the market, occupying an enviable position within the highly sought-after cul-de-sac of Troon Place, on the edge of Elgin Golf Course. Rarely available, homes in this desirable location seldom come to the market, making this an exceptional opportunity for discerning buyers.

Beautifully presented throughout, the property offers spacious and thoughtfully designed accommodation, ideal for modern family living. The generous living room is filled with natural light from full-length windows and features a contemporary inset fireplace, creating a warm and welcoming space to relax.

The heart of the home is the impressive open-plan kitchen, dining living area, complete with a high-quality Riverside kitchen, quartz worktops, a central island and integrated appliances. French doors lead from bright sun room out to the garden, providing the perfect place to enjoy the south-facing garden throughout the seasons. A separate utility room adds further convenience.

There are three generous double bedrooms, all benefiting from fitted wardrobes, including a spacious principal bedroom with en-suite shower room. A stylish family bathroom completes the accommodation.

Further benefits include underfloor heating, a heat recovery ventilation system, excellent storage throughout, including attic space, a detached garage with power, a south-facing garden complete with a garden shed providing additional storage, and a driveway offering parking for multiple vehicles.

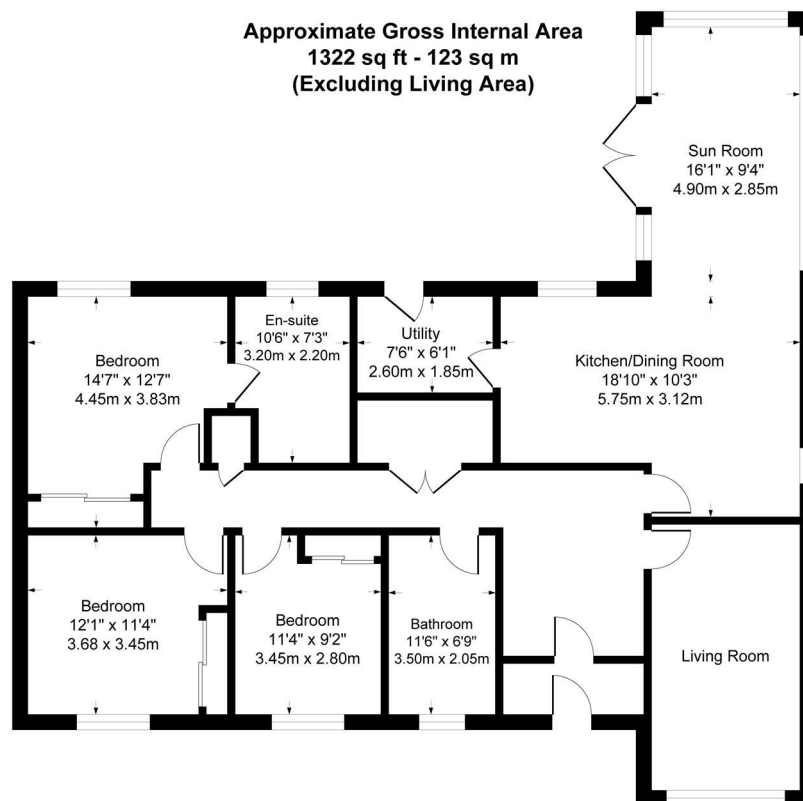
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PROPERTY

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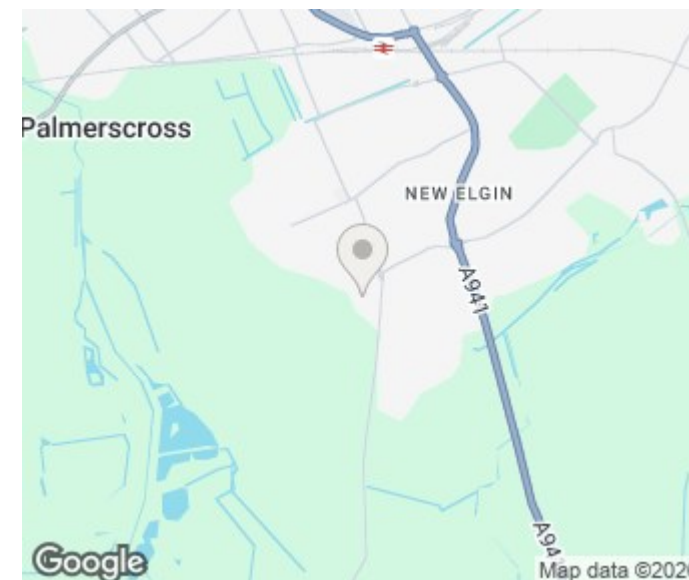
- Rarely available detached bungalow in a sought-after cul-de-sac
- Edge of Elgin Golf Course
- Immaculately presented throughout
- High-specification Riverside kitchen with quartz worktops, quality integrated appliances and island
- Spacious open-plan kitchen, dining area and sun room
- Three generous double bedrooms with fitted wardrobes
- Principal bedroom with en-suite shower room
- Underfloor heating and heat recovery ventilation system
- South-facing garden with garden shed, garage and multi-car driveway
- Excellent storage throughout, including attic space







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	69	73
(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: 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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