10 NASMITH CRESCENT

ELGIN, IV30 4FG

£270,000

FREEHOLD

Deena Aranci of Aranci & Firth Estate Agents is delighted to present this beautifully appointed three-bedroom detached home, situated within the sought-after Findrassie development in Elgin. This impressive property offers contemporary accommodation finished to a high standard throughout, making it an ideal purchase for families, professionals, or those seeking a stylish, move-in-ready home.

The welcoming entrance leads into a bright and spacious living room, providing the perfect space for both relaxation and entertaining. The kitchen dining family room features integrated appliances, plenty of space for furniture, and garden access, making it a versatile area for family gatherings. Additionally, the home includes a utility room, a convenient downstairs WC, and three storage cupboards that enhance the practicality of the home.

The principal bedroom benefits from an en-suite shower room, while the other two bedrooms are served by a modern family bathroom. The well-proportioned bedrooms provide comfortable and versatile accommodation, with each room benefitting from excellent natural light. The property's contemporary design and quality finishes create an attractive and inviting atmosphere throughout.

Externally, there is a driveway for a couple of vehicles, solar panels and the property enjoys a well sized garden, offering an ideal space for outdoor dining, family activities, and enjoying the warmer months. The detached design provides additional privacy and enhances the sense of space both inside and out.

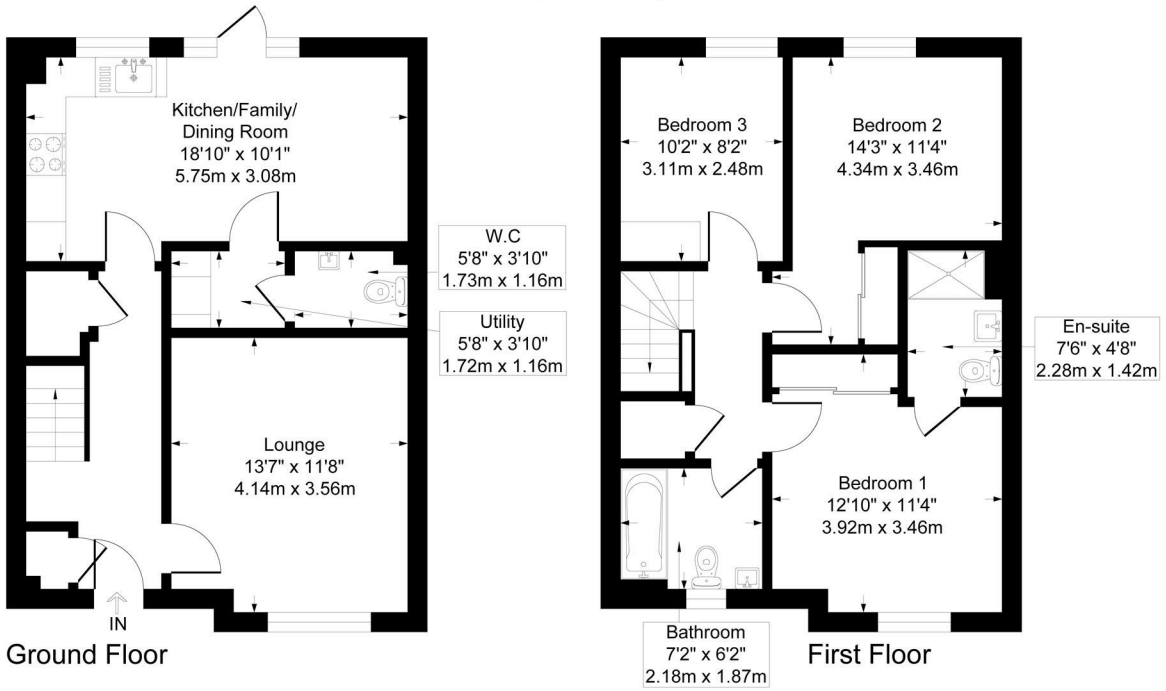
Located within the popular Findrassie development, the property is conveniently positioned close to a wide range of local amenities, including schools, shops, leisure facilities, and transport links. Elgin's thriving town centre is within

ARANCI & FIRTH PROPERTY

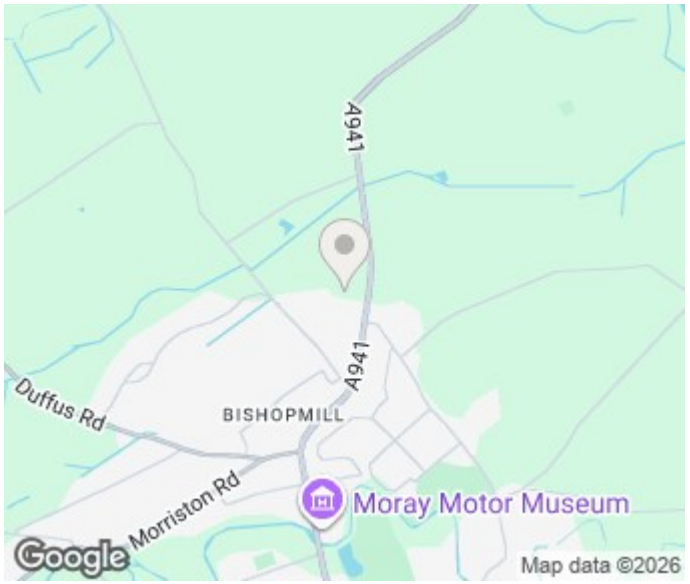
10 NASMITH CRESCENT

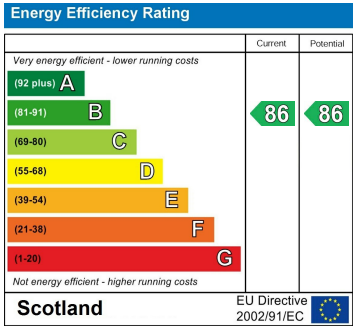
• Exceptional detached family home with driveway for a couple of vehicles • Built to a high modern specification with the advantage of solar panels • Beautifully presented throughout in perfect walk-in condition • Spacious and light-filled accommodation • Three well-proportioned bedrooms • Contemporary en-suite shower room, family bathroom and downstairs WC • Utility room and plenty of storage throughout • Enclosed garden perfect for outdoor enjoyment • Highly desirable Elgin location • Ideal for families and professionals alike

Approximate Gross Internal Area
1021 sq ft - 94.4 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: B 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 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

ARANCI & FIRTH PROPERTY