



11 POT STILL WAY

ELGIN, IV30 8AF

£380,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this fabulous four-bedroom detached family home to the market. Offering generous and beautifully presented accommodation over two levels, this impressive property is situated in Springfield's desirable Linkwood Steadings development in Elgin, and is presented in excellent condition throughout.

The ground floor provides a wonderful balance of formal and informal living space. The spacious living room offers a comfortable setting for relaxing with a cosy log burning stove and full length windows, while the separate dining room provides an ideal space for family meals and entertaining. A particular highlight is the generous open-plan kitchen and living area, creating a sociable heart to the home. French doors open directly onto the patio and garden, making this an excellent space for entertaining and enjoying the outside during the warmer months. A useful utility room, WC and integral garage further enhance the practicality of the accommodation.

Upstairs, there are four well-proportioned bedrooms, providing excellent flexibility for family living, guests or those requiring a home office. Two of the bedrooms benefit from their own en-suite facilities, while a well-appointed family bathroom serves the remaining accommodation.

Outside, the property enjoys a private landscaped gardens with patio areas, providing a lovely space for outdoor dining and relaxation. The integral garage and driveway offer convenient parking.

This is a superb family home which combines generous accommodation, excellent entertaining space and a highly desirable layout. Presented in excellent walk-in condition, the property is ready for its new owners to enjoy and would

**ARANCI
& FIRTH**
PROPERTY

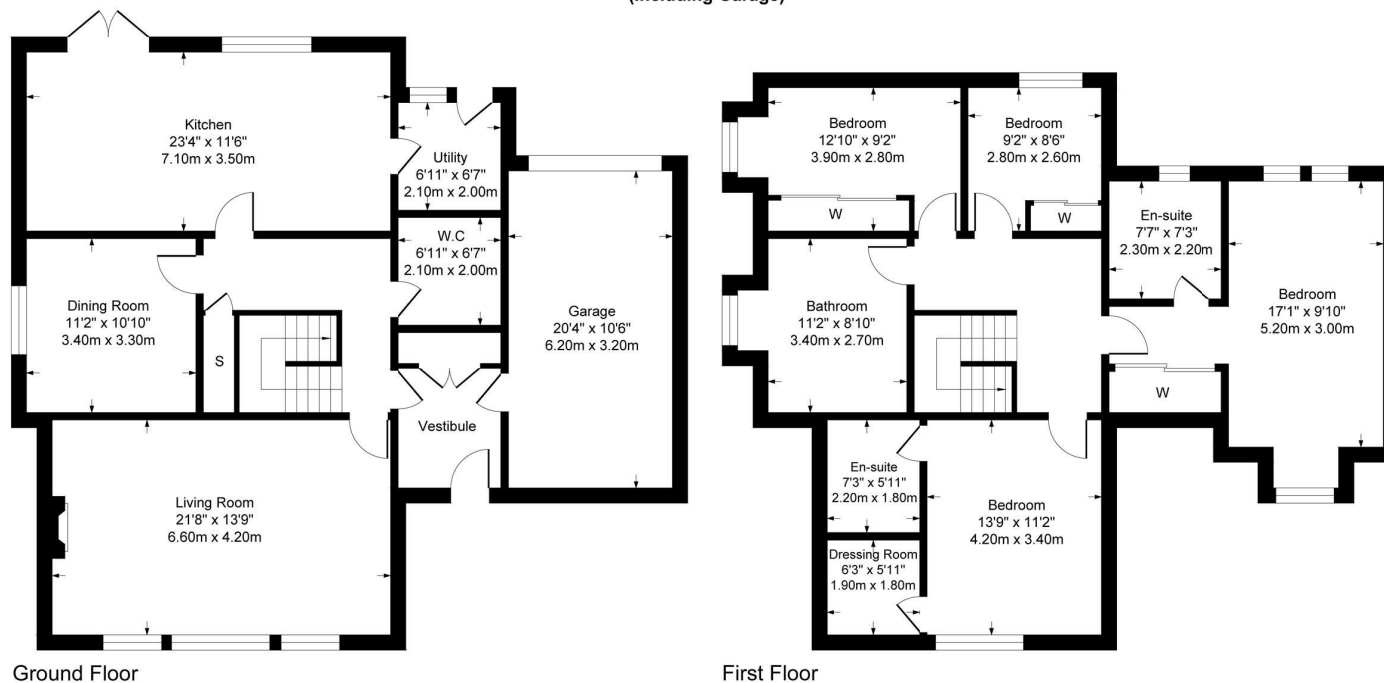
11 POT STILL WAY

- Impressive four-bedroom detached family home on desirable corner plot
- Excellent walk-in condition throughout
- Spacious living room with cosy log burning stove plus separate dining room
- Generous open-plan kitchen and living area
- French doors opening directly onto the patio and garden
- Two bedrooms benefiting from en-suite facilities
- Modern family bathroom and downstairs WC
- Useful utility room with garden access
- Integral garage and driveway parking
- Desirable Pot Still Way location in Elgin with the advantage of no houses to the front and one side of it

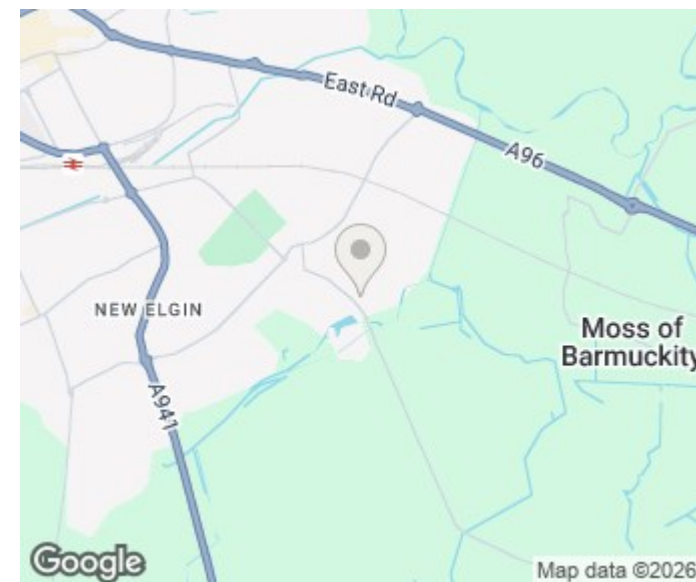




Approximate Gross Internal Area = 2256 sq ft - 210 sq m
(Including Garage)



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	80	84
(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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

ARANCI & FIRTH
PROPERTY