



## CAMASCOILLE ST. ANDREWS ROAD

ELGIN, IV30 8RZ

£430,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive and highly versatile detached family home, designed to suit modern family living with the added benefit of annexe-style accommodation, set within a desirable residential location in Lhanbryde, Elgin.

On the ground floor, the home provides a superb range of reception and living space, including a welcoming entrance area leading to a generous living room and separate dining room, ideal for both everyday living and entertaining. The spacious kitchen, dining, family room forms the heart of the home, complemented by a sun room overlooking the garden, creating a bright and relaxing additional space.

Further ground floor accommodation includes a utility room, WC, and excellent storage facilities, along with a versatile bedroom, with en-suite shower room and stairs leading an impressive living room. This superb space provides a variety of potential uses depending on the buyer's needs, whether it is flexibility for guests, multigenerational living, or home working if required.

The first floor continues to impress, with a well-proportioned layout offering multiple bedrooms and excellent accommodation. The spacious principal bedroom benefits from a large dressing room with fitted storage and en-suite shower room, providing a private and comfortable retreat. There are three further bedrooms, a family bathroom, complete with large spa bath, and an additional office, ideal for those working from home.

Externally, you have a beautifully maintained garden and decked seating area, driveway for multiple vehicles and the double garage with electric door benefits from an additional storage room/workshop to the rear.

 **ARANCI  
& FIRTH**  
PROPERTY

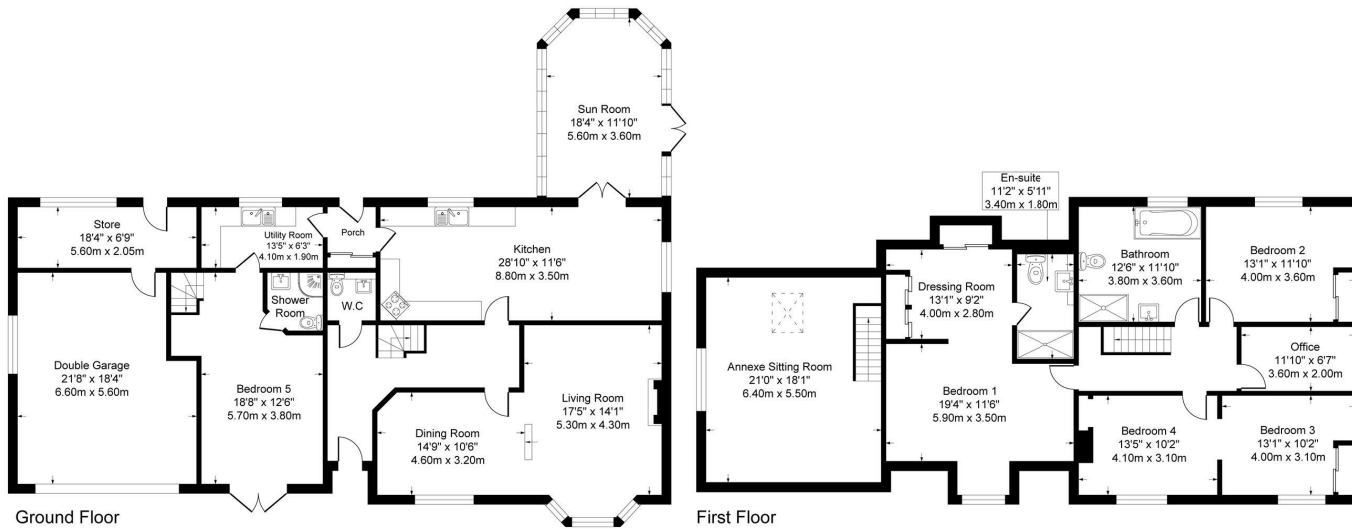
## CAMASCOILLE ST. ANDREWS

- Exceptional and highly versatile detached family home
- Impressive annexe - ideal for multigenerational living
- Five generous bedrooms, including flexible ground floor accommodation
- Spacious principal suite with dressing area and en-suite shower room
- Open concept kitchen dining living area forming the heart of the home
- Bright and elegant sun room with French doors out to the garden
- Well sized living room with fireplace leading to dining room
- Three bathrooms (2 are en-suites) and downstairs WC
- Extensive and adaptable accommodation over two floors
- Double garage with electric door and excellent storage room/workshop to the rear.

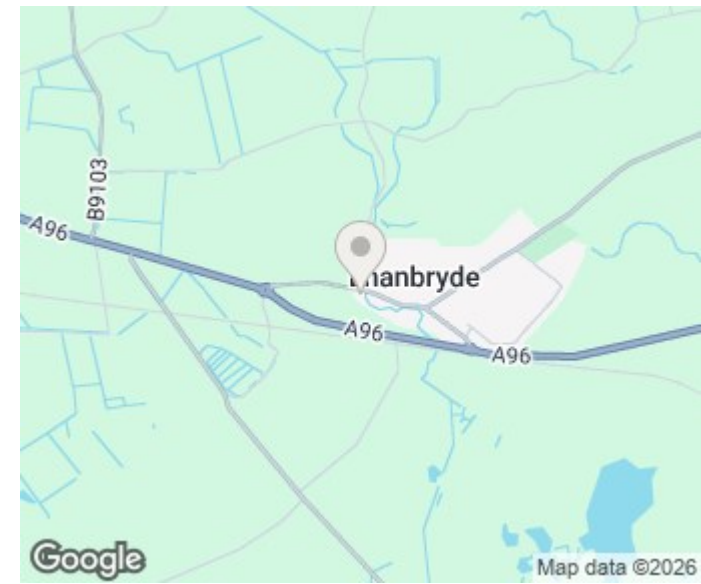




Approximate Gross Internal Area  
3819 sq ft - 355 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC		

**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 all fixed floor coverings, window blinds and integrated appliances.

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