



POPPY LODGE HALLOWOOD ROAD ELGIN, IV30 8NP

£520,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached bungalow, set within approximately 2.5 acres and offering an exceptional level of privacy, space and versatility. With an American mini barn and extensive grounds, the property will particularly appeal to equestrian enthusiasts seeking the opportunity to keep their horses at home.

The property provides generous accommodation throughout, making it ideally suited to family living. On entering, the welcoming accommodation includes a bright and inviting living room with bay window and cosy open fire, alongside a spacious dining room/snug offering a versatile space for family meals, entertaining or relaxing.

The kitchen provides an excellent space for everyday living and is complemented by a separate utility room. A convenient WC further adds to the practicality of the accommodation.

There are four generously proportioned bedrooms, providing ample space for family and guests. The impressive master bedroom further benefits from a dressing room and en-suite shower room, while a family bathroom serves the remaining bedrooms.

Externally, the property enjoys a wonderful private setting within approximately 2.5 acres of grounds. The generous outdoor space offers a wealth of possibilities and will particularly appeal to those seeking a peaceful and private lifestyle.

**ARANCI
& FIRTH**
PROPERTY

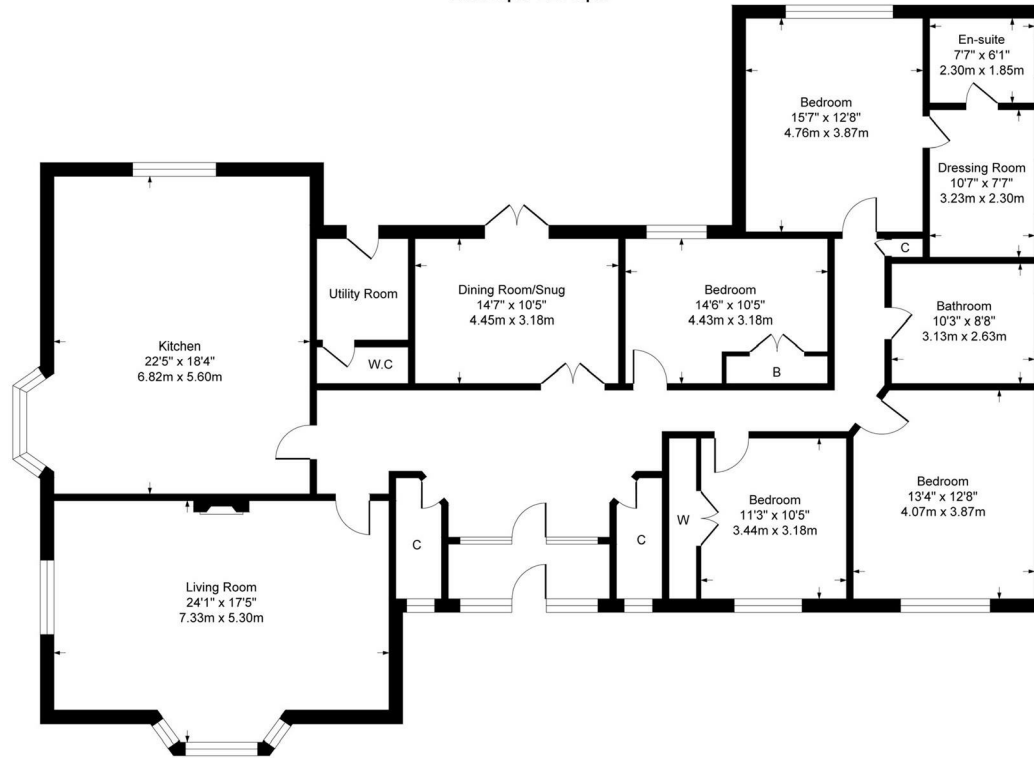
POPPY LODGE HALLOWOOD

- Impressive detached bungalow set within approximately 2.5 acres in the desirable area of Troves, close to Elgin
- Exceptional privacy and peaceful surroundings
- American mini barn offering excellent equestrian potential
- Ideal for equestrian enthusiasts wishing to keep horses at home
- Four generously proportioned bedrooms
- Master bedroom with dressing room and en-suite shower room
- Spacious and versatile living accommodation
- Separate dining room/snug with French doors leading outside, ideal for family life and entertaining
- Detached double garage providing excellent parking and storage
- Rare opportunity to enjoy a private countryside lifestyle close to Elgin





Approximate Gross Internal Area
2458 sq ft - 228 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D 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.

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

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

ARANCI & FIRTH
PROPERTY