



7 LITHE LOCHAN

ELGIN, IV30 8SA

£375,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this spacious detached bungalow to the market, nestled within the peaceful and highly desirable Lithe Lochan development in Longmorn. Beautifully presented throughout, this superb family home offers generous and flexible accommodation in a tranquil setting, whilst remaining within easy reach of Elgin and its excellent range of amenities.

Designed with comfortable family living in mind, the property offers generous accommodation throughout. The welcoming entrance hall leads to a bright and spacious living room, where large windows fill the room with natural light, while the log burner creates a cosy focal point, making it the perfect space to relax or entertain.

The heart of the home is the impressive dining kitchen, offering an excellent range of fitted units and ample space for family dining. A delightful sun room extends from the kitchen, providing the perfect place to enjoy the peaceful surroundings throughout the seasons, while the adjoining utility room adds further practicality.

The property benefits from four well-proportioned bedrooms, all featuring fitted wardrobes. The principal bedroom enjoys the added luxury of a dressing room and en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property is further enhanced by a detached garage, providing excellent storage, secure parking or workshop space. The home also benefits from photovoltaic solar panels fitted to the front roof pitch, offering improved

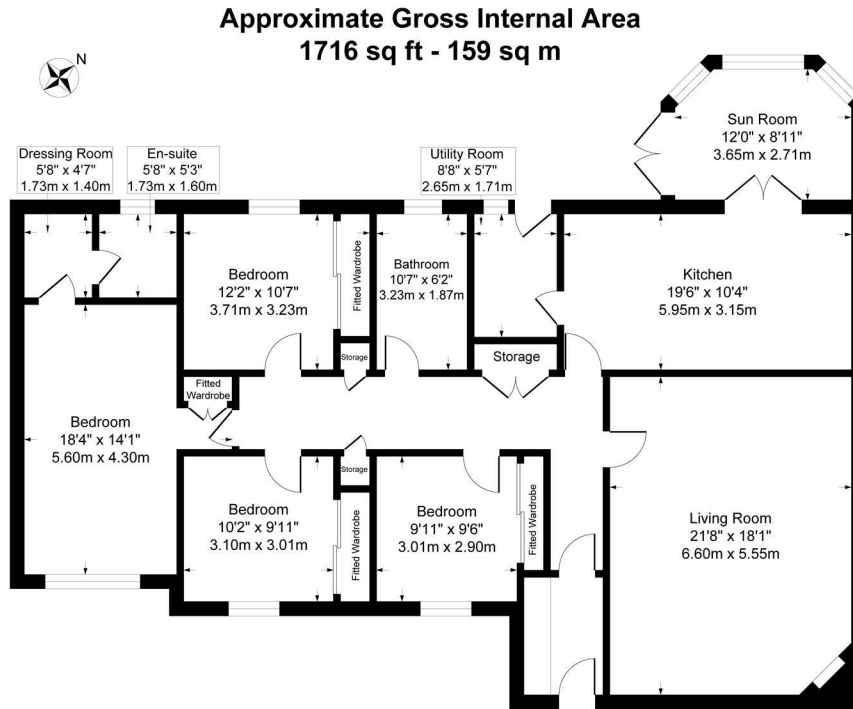
 **ARANCI
& FIRTH**
PROPERTY

7 LITHE LOCHAN

- Peaceful and highly desirable Lithe Lochan location
- Four generous double bedrooms with fitted wardrobes
- Principal bedroom with dressing room and en-suite shower room
- Bright and spacious living room with cosy log burning stove
- Superb dining kitchen with adjoining sun room
- Separate utility room for added convenience
- Excellent storage throughout the property
- Detached garage providing excellent storage or parking
- Photovoltaic solar panels for improved energy efficiency
- Easy access to Elgin whilst enjoying a peaceful countryside setting







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			95
(81-91) B		81	
(69-80) C			
(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: 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.

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