



16 BIRCH AVENUE

ELGIN, IV30 5NE

£320,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this stunning detached family home, perfectly positioned within the desirable Hamilton Gardens development of Elgin. This impressive property offers a superb combination of modern design, spacious living, and everyday comfort.

The accommodation is thoughtfully arranged to suit contemporary family life, featuring four generously sized bedrooms that provide space, comfort, and privacy for all. Each bedroom is tastefully presented, creating a calm and restful atmosphere, ideal for unwinding at the end of the day.

The heart of the home lies in the stylish open concept kitchen, dining, living area, where large windows fill the space with natural light. The contemporary kitchen is equipped with quality modern appliances and a practical layout—perfect for both family living and entertaining. From here, the space flows seamlessly through to the bright and airy sun room, with cosy log burning stove and vaulted ceiling, creating a wonderful spot to relax and enjoy views over the garden. The adjoining dining area offers the ideal setting for everyday meals or more formal occasions.

Beautifully appointed bathrooms add a touch of luxury, catering perfectly to the needs of a busy household and the downstairs WC, integral garage with utility area further enhance the practicality of this home.

Externally, the home continues to impress with a well-maintained garden offering a private and peaceful outdoor retreat—ideal for family gatherings, children's play, or summer entertaining. A private driveway provides convenient

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PROPERTY

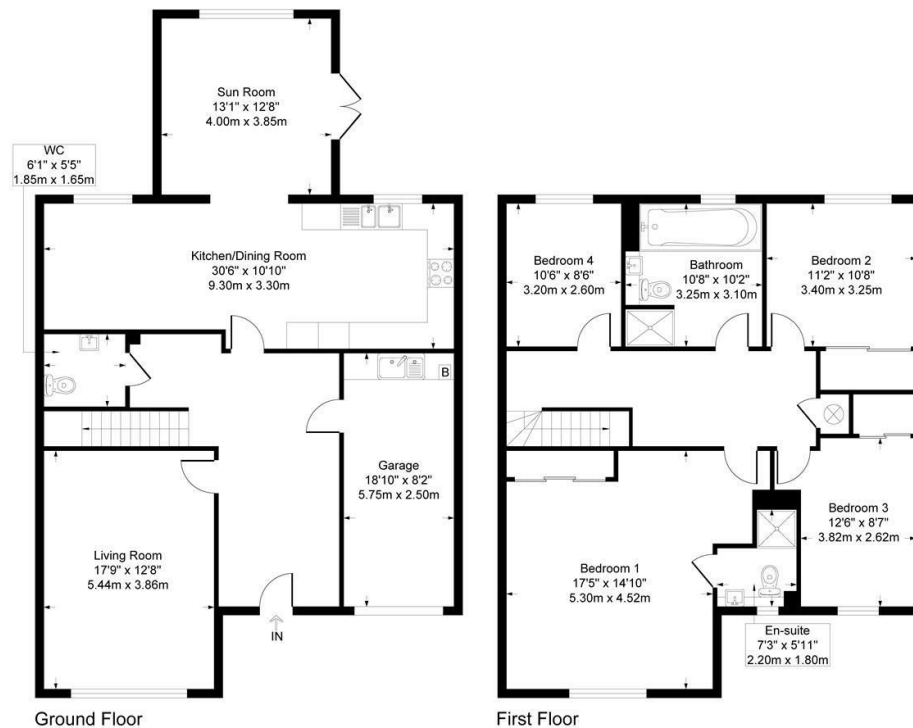
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- Beautifully presented detached family home
- Spacious and well-designed accommodation ideal for modern family living
- Four generous bedrooms offering comfort and privacy
- Contemporary open-plan kitchen with quality modern appliances
- Bright and airy sun room with cosy log burning stove and a relaxing garden outlook
- Elegant dining area perfect for family meals and entertaining
- Stylishly appointed bathrooms with modern fittings
- Well-maintained south facing garden ideal for outdoor living
- Integral garage and driveway providing convenient off-street parking
- Sought-after Hamilton Gardens location close to schools, parks, and local amenities

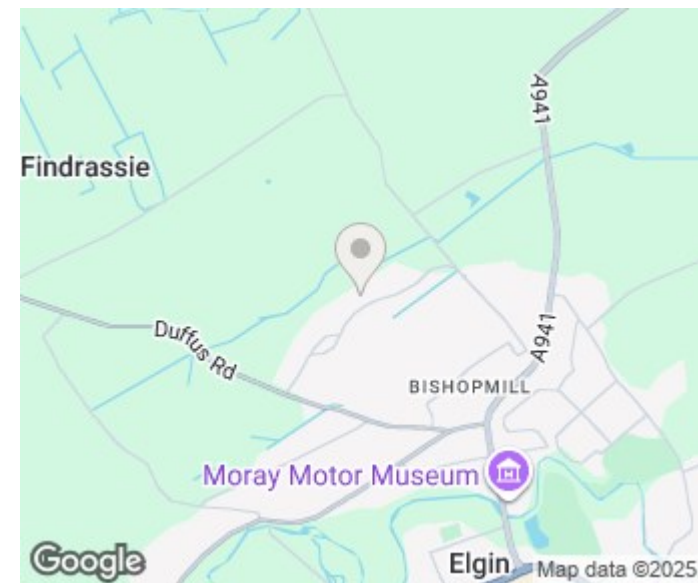




Approximate Gross Internal Area
2178 sq ft - 202 sq m



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	81	84
(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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