



7 DUNKINTY ELGIN, IV30 8RA

£625,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this splendid detached home in the exclusive area of Dunkinty, Elgin, to the market.

This impeccably presented property offers the perfect blend of space and comfort, ideal for family living, with three generous reception rooms, providing ample space for relaxation and entertaining guests.

The home features four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. Each of the four bathrooms is designed with modern fixtures, catering to the needs of a busy household while adding a touch of luxury to daily routines.

The layout of the house is thoughtfully designed, allowing for both communal gatherings and private moments. The reception rooms are versatile, perfect for hosting family gatherings or enjoying quiet evenings. The bedrooms are spacious and inviting, offering a peaceful retreat at the end of the day.

Situated in a desirable location, this property not only provides a comfortable living space but also the opportunity to enjoy the surrounding beauty of Elgin. With its generous size and thoughtful design, this home is an excellent choice for those seeking a blend of elegance and practicality.

Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

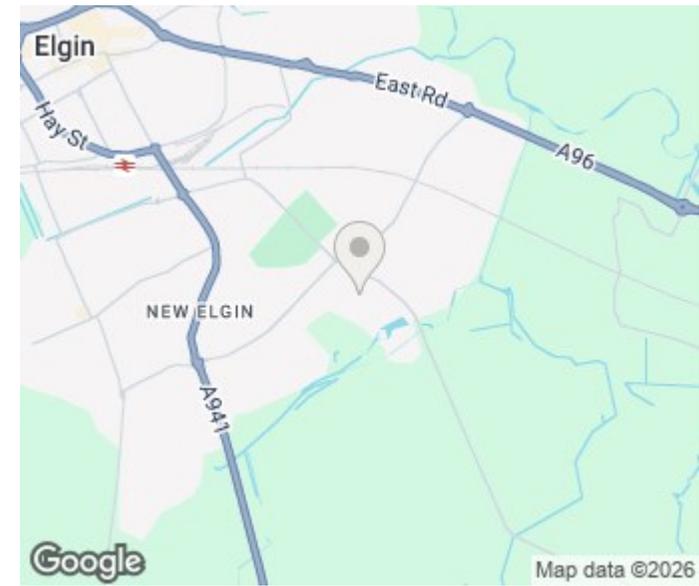
 **ARANCI
& FIRTH**
PROPERTY

7 DUNKINTY

- Set within the exclusive Dunkinty area of Elgin, renowned for its peaceful setting and desirable homes
- Impeccably presented, combining modern comfort with generous family living space
- Spacious layout designed to balance communal gathering spaces with areas for privacy
- Reception rooms provide excellent flexibility – from hosting large gatherings to cosy evenings in
- Bedrooms are bright and inviting, perfect for winding down after a busy day
- Immaculately maintained with a thoughtful design throughout, ideal for families seeking both elegance and practicality
- Generous proportions throughout, offering a sense of space and comfort in every room
- Close to the Moray Coast, with its sandy beaches, scenic walks, and wildlife
- Direct access via the A96 to Aberdeen and Inverness, both with airports
- A Rare Opportunity to own a beautifully presented family residence in one of Elgin's most desirable locations







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(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: 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

