



42 CHANDLERS RISE

ELGIN, IV30 4JE

£280,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this immaculate three-bedroom detached home, ideally situated in the sought-after residential area of Chandlers Rise, Elgin. Presented in true walk-in condition, this beautifully maintained property offers spacious and versatile accommodation perfectly suited to modern family living.

Upon entering, you are welcomed into a bright and well-proportioned home, featuring a generous lounge with French doors leading directly out to the rear garden, creating a seamless connection between indoor and outdoor living. A separate dining room, also benefiting from French doors to the garden, provides an excellent space for entertaining and family gatherings. The modern, immaculate kitchen, is thoughtfully designed to offer both style and practicality. The ground floor is further enhanced by a convenient WC.

Upstairs, the property offers three well-appointed bedrooms, including a spacious principal bedroom with en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, providing comfort and convenience for everyday living.

Externally, the home continues to impress with a well-maintained garden, ideal for entertaining, relaxing and family enjoyment. A garage and off-road parking for additional vehicles add to the practicality of this superb home.

Located within a popular and well-established area of Elgin, the property benefits from easy access to local amenities, schools and transport links, making it an excellent choice for families and professionals alike.

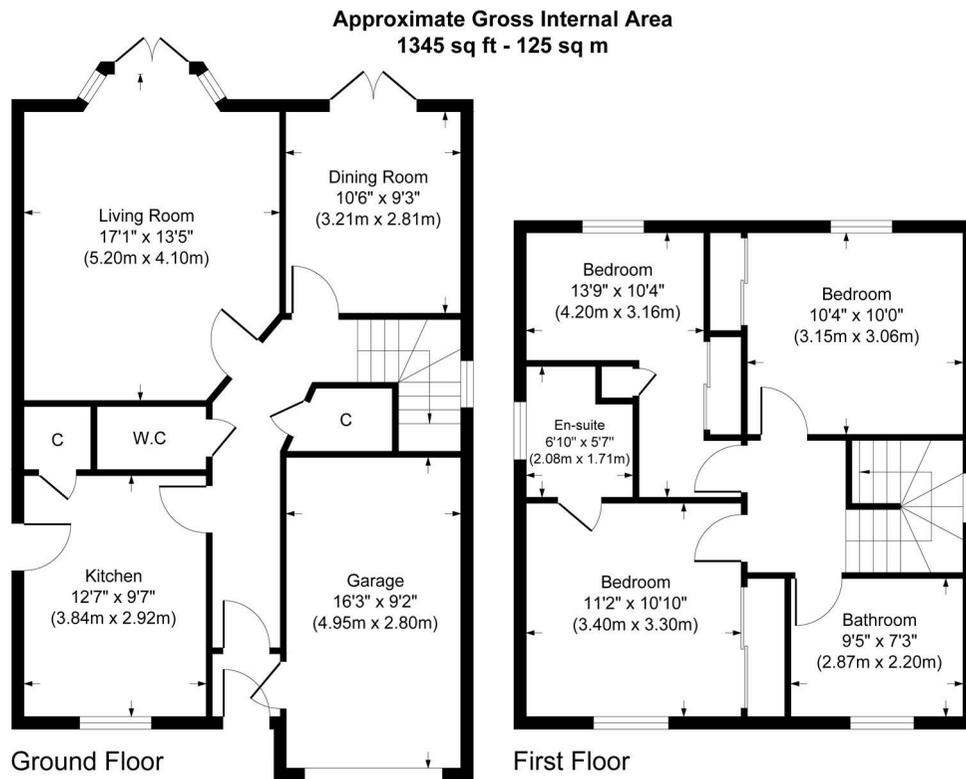
 **ARANCI
& FIRTH**
PROPERTY

42 CHANDLERS RISE

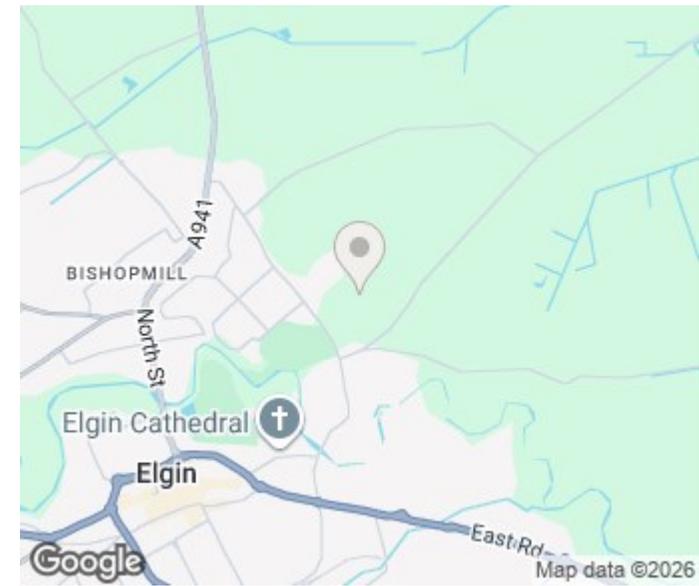
- Immaculate three-bedroom detached home in a sought-after Elgin location
- Modern, fully fitted kitchen with sleek finishes and practical layout
- Lounge with French doors opening onto the garden, perfect for entertaining
- Separate dining room also with French doors to the garden
- Three well-proportioned bedrooms, including master with en-suite shower
- Family bathroom and convenient downstairs WC for busy households
- Garage plus additional off-road parking for multiple vehicles
- Private garden ideal for relaxing, dining, and outdoor entertaining
- Spacious, versatile layout in true walk-in condition
- Excellent location with easy access to local amenities, schools and transport links







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		71	79
(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: C Council Tax Band: D

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