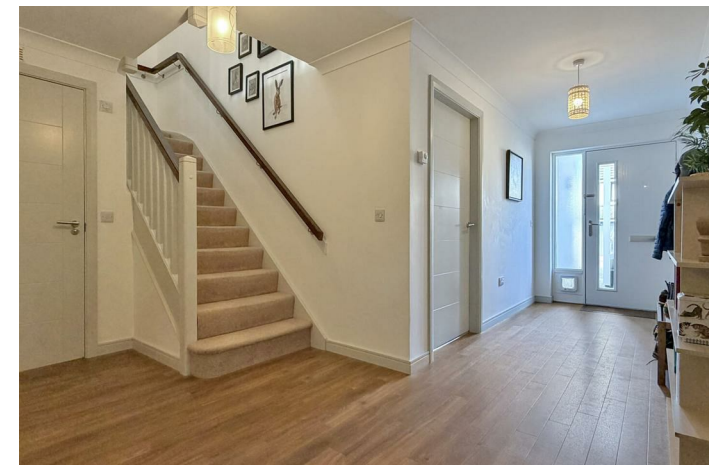




12 BIRCH AVENUE

ELGIN, IV30 5NE

£330,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive modern detached home on Birch Avenue, Elgin. This spacious four-bedroom property offers stylish family accommodation, a thoughtfully arranged layout and a fabulous sunroom overlooking the garden.

The welcoming entrance hall leads to a comfortable living room and a well-appointed kitchen/dining room, providing excellent spaces for everyday family life and entertaining. A particular highlight is the fabulous sunroom, which enjoys lovely views over the garden and features French doors opening directly onto the outdoor space, creating a wonderful connection between indoor and outdoor living.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, providing practical and comfortable accommodation for a growing family or those requiring additional space for guests or working from home.

Externally, the property benefits from a lovely garden with a patio area, ideal for outdoor dining, relaxing or enjoying warmer days. An integral garage provides useful storage and additional convenience.

Situated in a desirable residential area of Elgin, the property is well placed for local amenities, schools and recreational facilities, with the town centre offering a wider range of shops, services and leisure opportunities.

Combining modern construction, generous accommodation and an appealing garden, this attractive home is an excellent choice for families seeking space, comfort and convenience in Elgin. Early viewing is recommended.

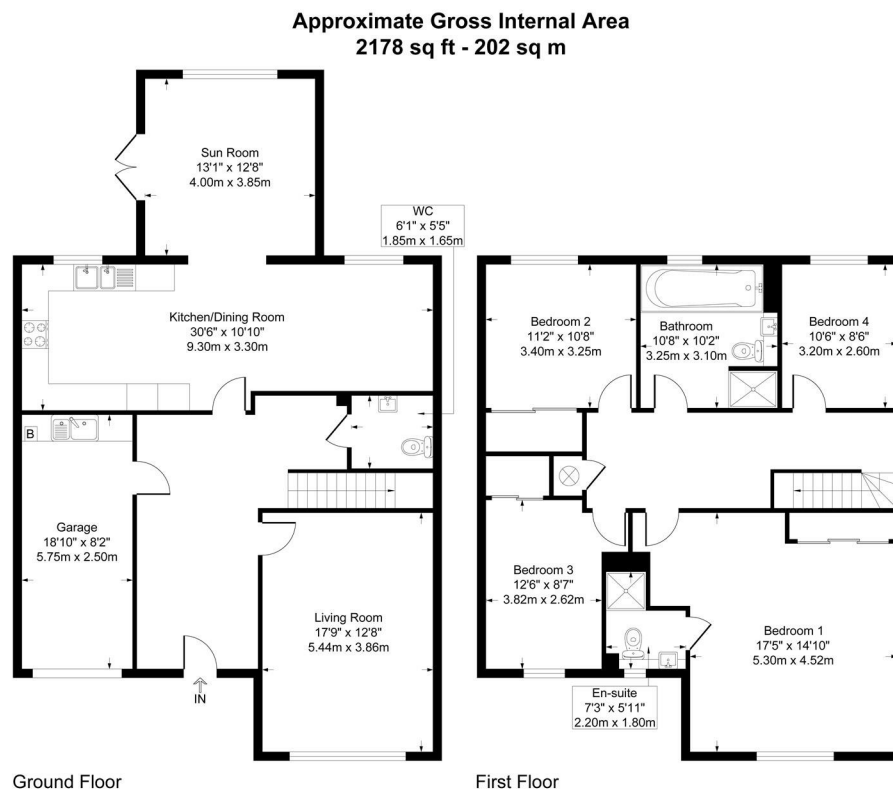
**ARANCI
& FIRTH**
PROPERTY

12 BIRCH AVENUE

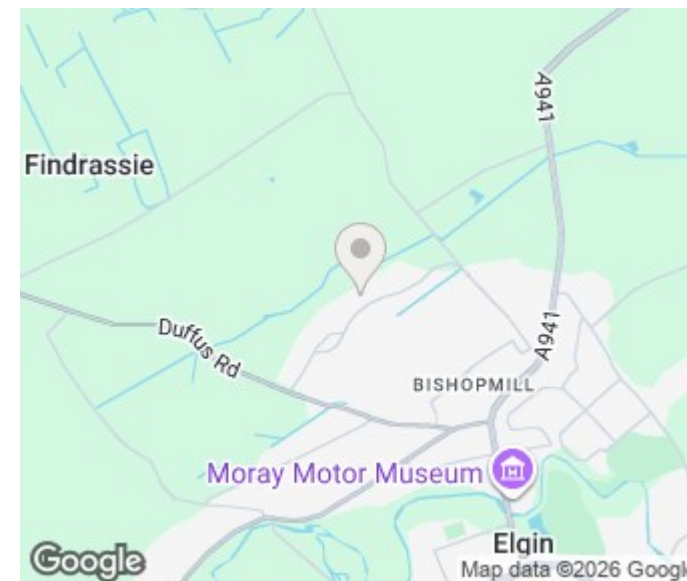
- Impressive modern detached family home
- Four well-proportioned bedrooms
- Welcoming entrance hall
- Spacious living room
- Well-appointed kitchen/dining room
- Fabulous sunroom with French doors to the garden
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Lovely garden with patio area
- Integral garage







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: F

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

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

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