

## 70 WEST COVESEA ROAD

ELGIN, IV30 5QF

£320,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this modern detached home to the market. Situated on the ever-popular West Covesea Road in Elgin, this attractive property offers a superb blend of contemporary design, generous proportions and comfortable family living.

The accommodation is thoughtfully arranged to suit modern lifestyles, with an emphasis on space, natural light and practicality throughout. The home boasts four well-proportioned bedrooms, providing excellent flexibility for family life, guest accommodation or home working. Each room offers a calm and comfortable retreat, ideal for unwinding at the end of the day.

The layout has been carefully designed to maximise the use of space, creating a bright and welcoming environment that flows effortlessly from room to room. This well-balanced home offers both functionality and comfort, making it equally suited to everyday living and entertaining.

Set within a desirable and peaceful residential area, the property enjoys close proximity to local amenities, schools and transport links, while benefiting from the friendly community and attractive surroundings for which West Covesea Road is known.

This is a fantastic opportunity to secure a modern detached home in one of Elgin's most sought-after locations. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this appealing property has to offer.

 **ARANCI  
& FIRTH**  
PROPERTY

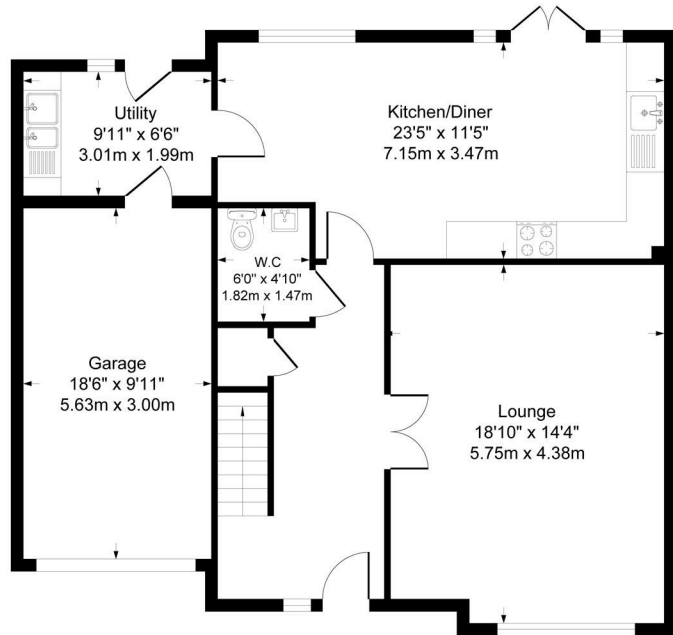
## 70 WEST COVESEA ROAD

- Modern detached home in a sought-after Hamilton Gardens location
- Four spacious, light-filled bedrooms
- Stylish, contemporary living throughout
- Thoughtfully designed layout with plenty of storage for family life
- Bright and welcoming reception spaces
- Flexible accommodation for home working or guests
- Close to local amenities, schools and transport links
- Perfect blend of comfort and modern style
- Ready to move in and enjoy immediately
- South facing rear garden

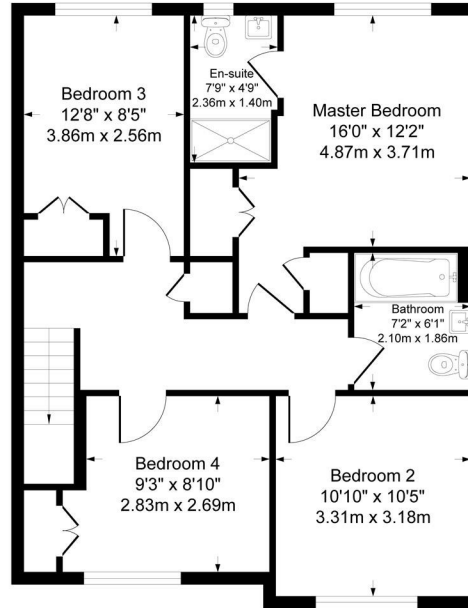




**Approximate Gross Internal Area  
1686 sq ft - 157 sq m**



Ground Floor



First Floor

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) <b>A</b>			
(81-91) <b>B</b>		81	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: F**

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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