



25 HIGH SCHOOL DRIVE

ELGIN, IV30 6UE

£395,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this immaculate detached split-level bungalow to the market. Situated on High School Drive in Elgin, this impressive four-bedroom home offers spacious and versatile accommodation, thoughtfully arranged to create an appealing home for modern family living.

The property is beautifully presented throughout, with a welcoming living room featuring French doors opening onto a veranda, providing an attractive spot to relax and enjoy the wonderful outlook. The kitchen/dining room offers a sociable space for everyday living and entertaining, while a separate study provides flexibility for home working or a quiet retreat.

There are four well-proportioned bedrooms, all with fitted wardrobes, offering excellent accommodation for families and visiting guests. A family bathroom and separate shower room add practicality and convenience, catering to the needs of a busy household. Further potential is offered by the loft, which provides scope for conversion to create a fifth bedroom with en-suite facilities, subject to the necessary consents.

Externally, the property benefits from a private, enclosed rear garden, with a charming summerhouse and pergola both with power, providing space to relax, entertain and enjoy outdoor living. A double garage offers excellent storage and parking, with the added convenience of utility area and plenty of workspace with access directly into the house and the garden.

Located within a popular residential area of Elgin, the property is well placed for the town's wide range of amenities, including shops, supermarkets, schools and leisure facilities, together with transport links.

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& FIRTH**
PROPERTY

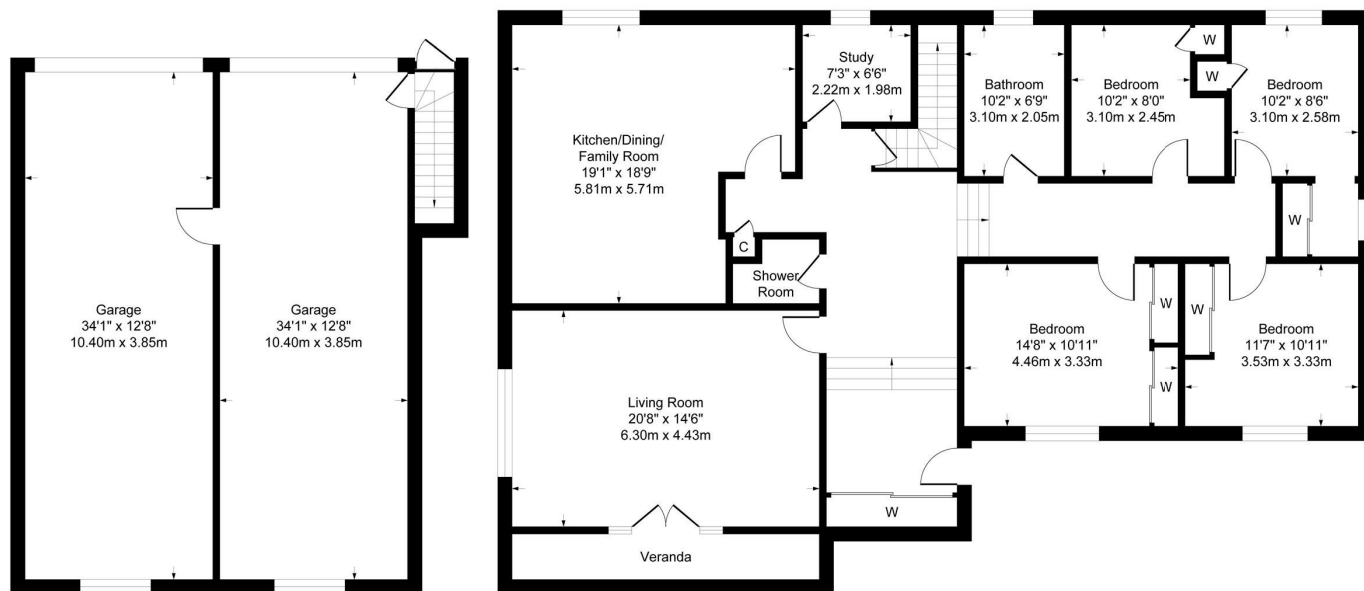
25 HIGH SCHOOL DRIVE

- Immaculate detached split-level bungalow
- Spacious living room with French doors to veranda
- Sociable kitchen/dining room
- Separate study, ideal for home working
- Four well-proportioned bedrooms, all with fitted wardrobes
- Loft with potential to create a fifth bedroom with en-suite
- Family bathroom and separate shower room
- Private enclosed rear garden with summerhouse and pergola, both with power
- Large double garage with internal access, utility area, plenty of workspace and electric doors
- Sought-after residential location in Elgin

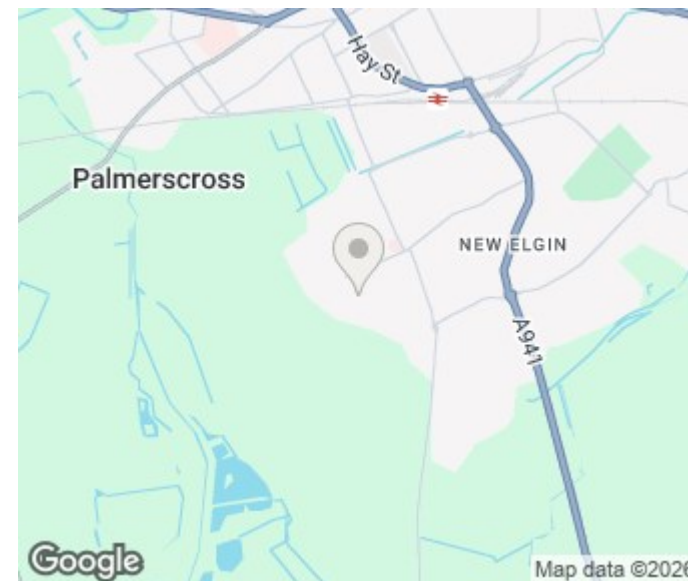




Approximate Gross Internal Area = 2724 sq ft - 253 sq m
(Including Garage)



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		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

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.

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