



3 HALLOWOOD ROAD ELGIN, IV30 8NP

£550,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market, this impressive elevated bungalow with sweeping countryside views.

This delightful detached bungalow offers a perfect blend of comfort and space, making it an ideal family home. With five generously sized bedrooms, there is ample room for family members or guests, ensuring everyone has their own private sanctuary.

The property boasts three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or even a home office. Whether you prefer a cosy evening in the living room or hosting gatherings in a more formal setting, this bungalow caters to all your needs.

With two well-appointed bathrooms, morning routines and family life are made easy and convenient. The layout of the home promotes a sense of flow and accessibility, making it suitable for all ages.

Outside, the property features parking for two vehicles, ensuring that you and your guests have a hassle-free experience when arriving home. The area of Elgin is known for its friendly community and convenient amenities, making it a wonderful place to settle down.

This bungalow is not just a house; it is a place where memories can be made. If you are seeking a spacious and versatile home in a lovely location, this property has everything.

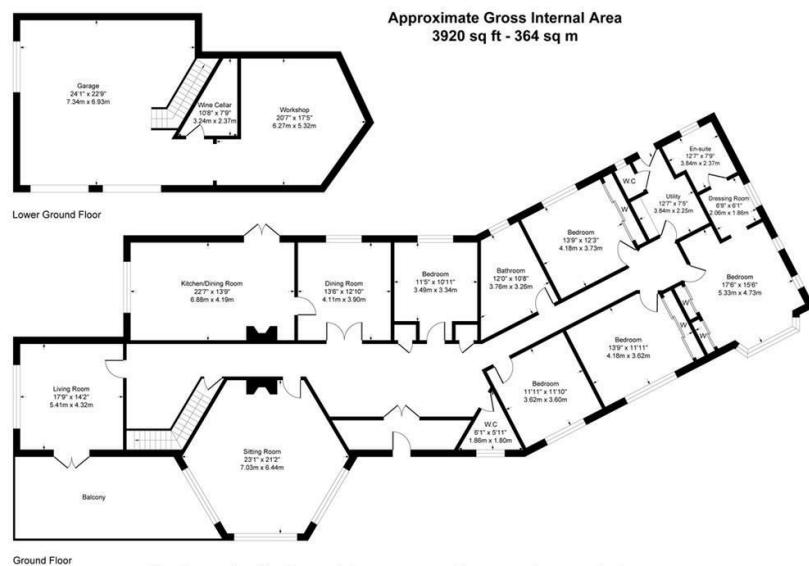
**ARANCI
& FIRTH**
PROPERTY

3 HALLOWOOD ROAD

- Prime Location in Elgin • Striking hexagonal-shaped formal lounge with open fire
- Generous dining kitchen with range cooker, log-burning stove, and French doors to garden
- Elegant formal dining room, ideal for entertaining
- Luxurious master suite with dressing room and newly fitted en-suite shower room
- Double garage with electric doors, workshop, and dedicated wine cellar
- Driveway with ample parking for multiple vehicles
- Secure, beautifully maintained rear garden with fruit and vegetable beds and established trees
- Easy access to beaches, scenic walks, and wildlife along the Moray Coast







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		70
(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: 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

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