



PLOT I BURNFIELD

ELGIN, IV30 8SU

£725,000
FREEHOLD

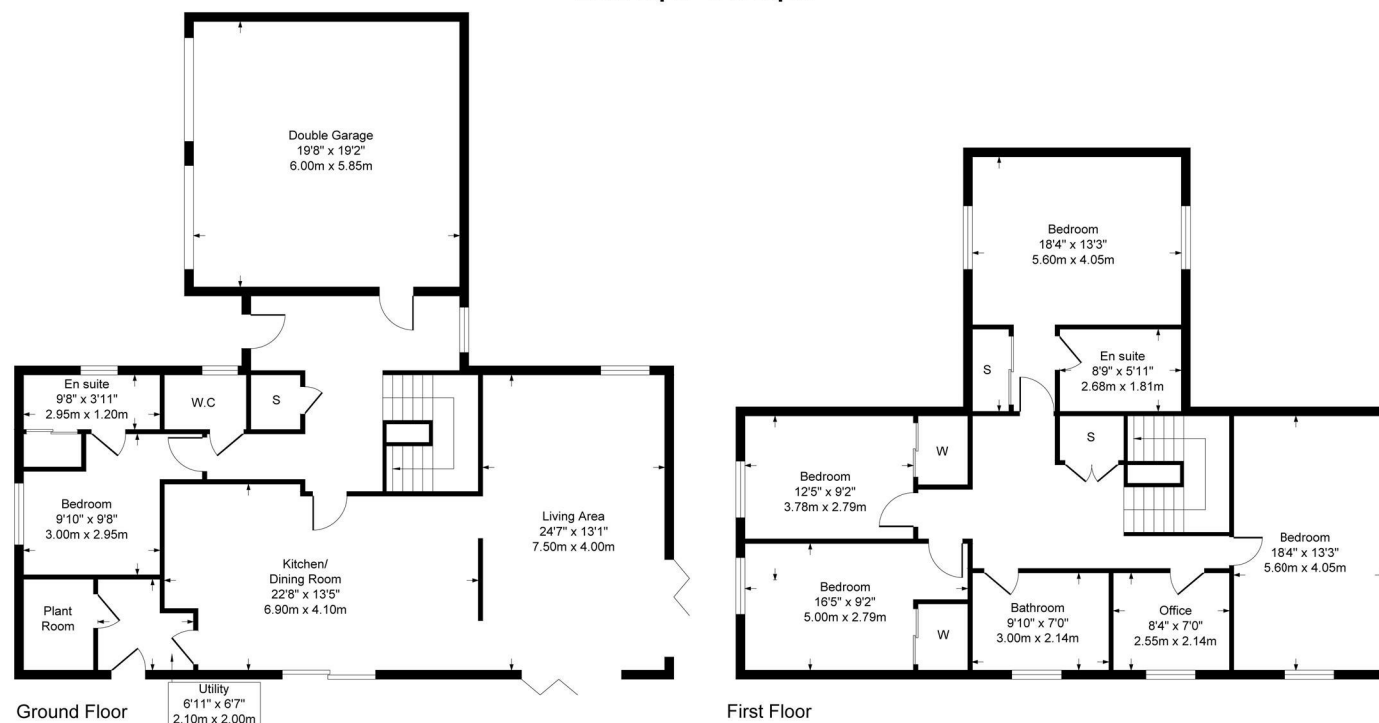
Deena Aranci of Aranci & Firth is delighted to present this impressive five-bedroom detached home in Birnie, near Elgin. Architecturally designed by Ecobrix Design & Build, this striking contemporary property combines generous family accommodation with innovative construction, stylish design and an impressive focus on energy efficiency.

Designed for modern living, the home features an expansive open-plan kitchen, dining and living area, with corner bifold doors, creating a welcoming central space for everyday family life and entertaining. A separate utility room adds practicality, while five bedrooms offer excellent flexibility for families, home working or accommodating guests. A double garage provides further convenience.

The specification includes high-performance triple glazing, a slate roof, rendered exterior with feature cladding and a carefully considered thermal envelope. An air source heat pump, solar photovoltaic panels and underfloor heating throughout the ground floor contribute to the property's energy-efficient design, with an EPC A rating targeted by the builder.

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PROPERTY

Approximate Gross Internal Area
2582 sq ft - 240 sq m



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: New Build

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 above 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.

Please note, images have been created for illustration purposes only.

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