



7 QUEEN STREET

ELGIN, IV30 1RR

£399,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this impressive Victorian home to the market. Ideally positioned on the ever-popular Queen Street in Elgin, this substantial property offers exceptional space, character and flexibility, making it a superb choice for growing families.

The accommodation is both generous and versatile, with five well-proportioned bedrooms providing excellent flexibility for family life, home working or guest accommodation. Three spacious reception rooms allow the home to adapt effortlessly to modern living, whether you are looking for elegant entertaining spaces, relaxed family areas or dedicated play and study rooms.

The property benefits from two well-appointed bathrooms, ensuring comfort and convenience for a busy household. The layout has been thoughtfully arranged to maximise space and natural light, resulting in a bright, welcoming atmosphere throughout. Adding further appeal, a brand new boiler has been installed since the home report was completed, complete with a 10-year warranty, offering reassurance and long-term peace of mind for the next owner.

Set within a highly desirable location, the home is ideally placed for local amenities, reputable schools and nearby green spaces. With its blend of period charm, generous proportions and excellent potential for further enhancement, this is a rare opportunity to secure a substantial family home in one of Elgin's most sought-after areas.

Viewing is highly recommended to fully appreciate the space, character and lifestyle on offer at this outstanding Queen Street property.

**ARANCI
& FIRTH**
PROPERTY

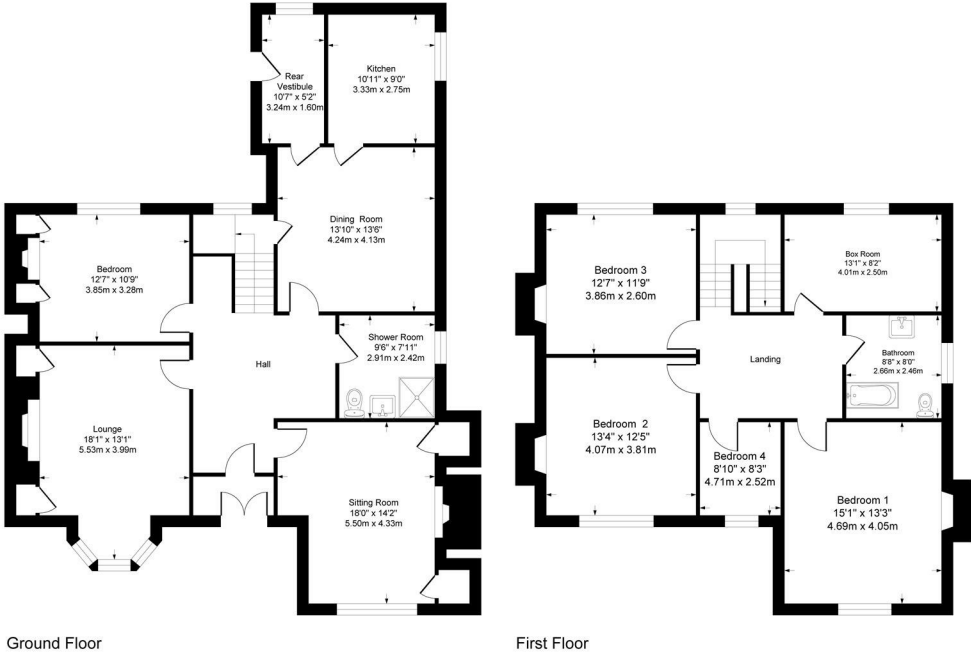
7 QUEEN STREET

- An attractive and characterful property located on Queen Street, one of Elgin's well-regarded residential areas
- Offers the perfect balance of period elegance and family practicality
- Thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout
- Full of charming Victorian details that add personality and warmth
- Spacious rooms and practical layout, ideally suited to modern family life
- Multiple reception spaces give a sense of flexibility with ample room for both relaxation and entertaining
- Within walking distance of Elgin's shops, cafés, and local amenities
- The Moray Coast is just a short drive away, offering sandy beaches, scenic coastal walks, and abundant wildlife
- Positioned within easy reach of Speyside – the heart of Whisky Country
- Brand new boiler with 10 year warranty

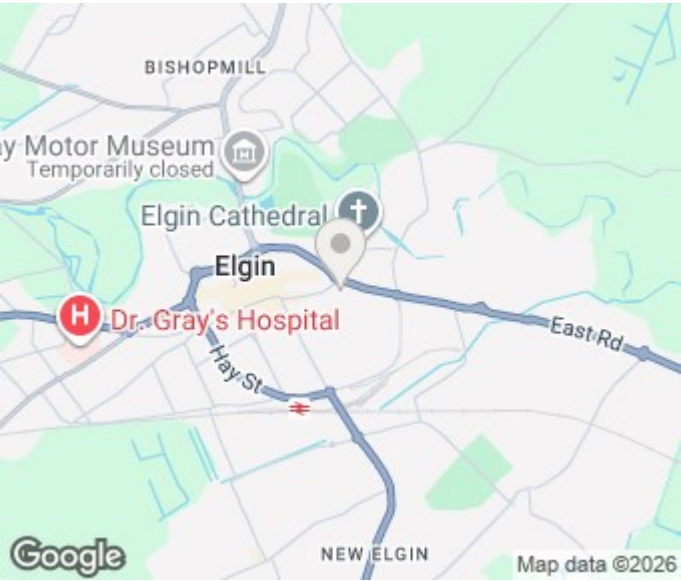




Approximate Gross Internal Area
2216 sq ft - 206 sq m



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		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: E

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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