



## 5 GREENFIELD COURT ELGIN, IV30 5AB

£250,000  
FREEHOLD

\*CLOSING DATE THURSDAY 8TH JANUARY AT MIDDAY \*

Deena Aranci of Aranci & Firth is delighted to welcome to the market this beautifully presented three-bedroom detached home, positioned near the end of a quiet cul-de-sac within the sought-after Hamilton Gardens development in Elgin. Popular with both professionals and families, this peaceful setting offers a wonderful balance of privacy and convenience, with a range of local amenities and transport links close by.

The property offers a well-proportioned and thoughtfully arranged layout, with two spacious reception rooms providing excellent flexibility for everyday living, entertaining, or family gatherings. The rooms flow naturally, creating a bright and welcoming atmosphere throughout the home.

There are three generously sized bedrooms, each offering a comfortable and relaxing retreat, complemented by two well-appointed bathrooms that cater perfectly to both family living and visiting guests.

Externally, the property benefits from a large garden, ideal for outdoor enjoyment, whether for children, entertaining, or simply relaxing in a tranquil setting.

Located within a friendly and established community, this attractive detached home represents a fantastic opportunity for those looking to settle in a desirable area of Elgin. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

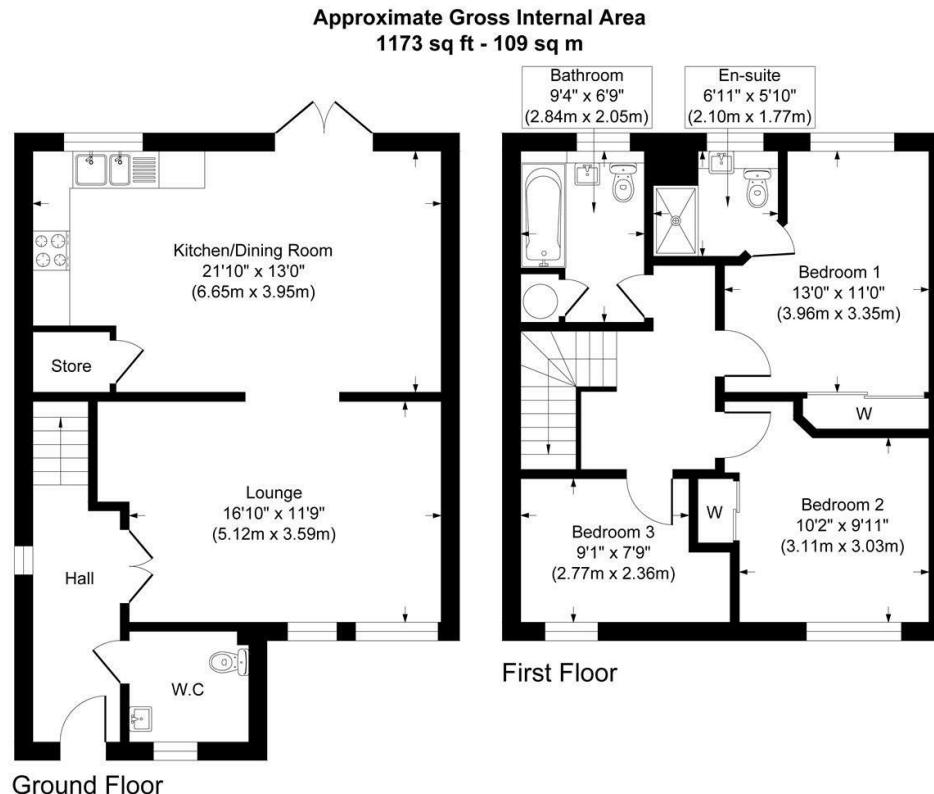
ARANCI  
& FIRTH  
PROPERTY

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- Attractive three-bedroom detached family home
- Open concept kitchen, dining, living room
- Stylish kitchen with breakfast bar, quality appliances and plenty of storage
- Well sized dining area with French doors leading out to the garden
- Spacious living room with full length windows and double glass doors
- 3 well-proportioned bedrooms
- En-suite shower room off master bedroom
- Large garden ideal for outdoor living and entertaining
- Driveway for a couple vehicles
- Close to local amenities and transport links







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.

**EPC Rating: C** **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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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