



22 BRODIE PLACE ELGIN, IV30 4LP

£110,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this bright and spacious three-bedroom maisonette, set over the first and second floors and located in Elgin's ever-popular Bishopmill area.

Well positioned for convenient access to a wide range of local amenities, including both primary and secondary schools, this property will appeal to families, first-time buyers, and investors alike. The accommodation is well proportioned throughout, offering a generous living room that provides a comfortable and welcoming space to relax, alongside a spacious kitchen well suited to everyday living.

The home features three bedrooms, two of which benefit from fitted wardrobes, providing excellent built-in storage. A well-sized family bathroom serves the accommodation, complemented by ample storage throughout the property. An attic space further enhances the storage options, ideal for seasonal items or long-term use.

Externally, the property benefits from an outside bike shed, adding practical convenience. Offering bright interiors, flexible living space, and a sought-after location, this maisonette represents a fantastic opportunity in a well-established residential area of Elgin.

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& FIRTH**
PROPERTY

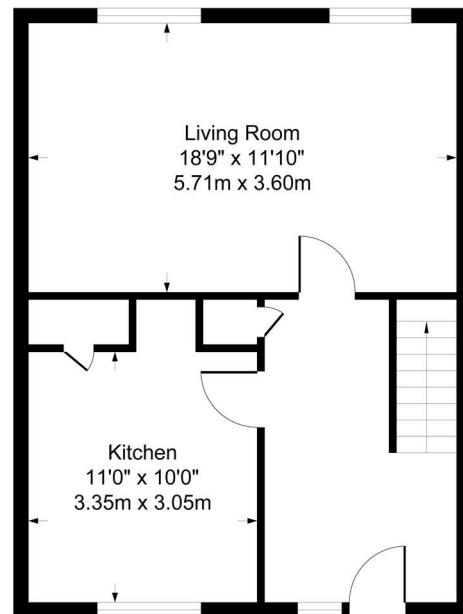
22 BRODIE PLACE

- 3 bedrooms - 2 with fitted wardrobes
- Spacious kitchen
- Generous living room
- Well sized family bathroom
- Plenty of storage throughout
- Attic providing additional storage
- Outside bike shed

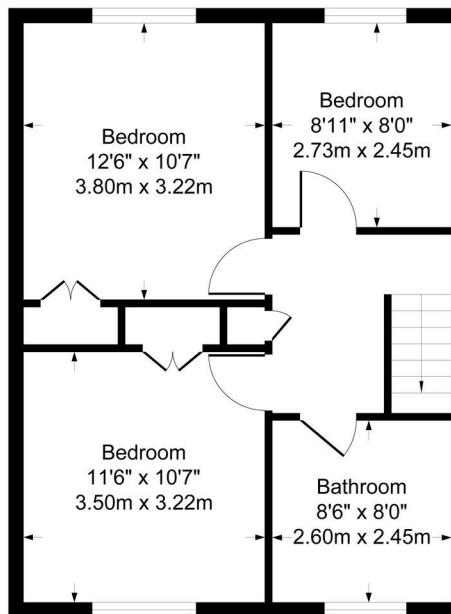




Approximate Gross Internal Area
953 sq ft - 89 sq m



First Floor



Second Floor

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: B**

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		
(81-91) B		
(69-80) C	76	77
(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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