



3 WOODSIDE CALCOTS ROAD ELGIN, IV30 8BW

£345,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this beautifully presented and deceptively spacious steading-style terraced home, set in a charming courtyard setting on Calcots Road, just outside Elgin. Enjoying a semi-rural feel while remaining close to the town centre, this distinctive property combines elegant design, modern efficiency and attractive open views.

The accommodation is thoughtfully arranged over two levels and comprises four generous double bedrooms, all with fitted wardrobes, offering excellent flexibility for family living or guests, with four bathrooms, including two stylish en-suite bathrooms.

The home offers three versatile reception rooms, including a well-proportioned ground floor living room and a bright, airy first-floor living room with an elevated outlook, ideal for relaxing or entertaining. A separate dining room provides additional flexibility and could equally serve as a home office.

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PROPERTY

3 WOODSIDE CALCOTS ROAD

- Stylish steading-style terraced home in courtyard setting
- Four double bedrooms with fitted wardrobes
- Four bathrooms, including two en-suites
- Three flexible reception rooms
- Bright first-floor lounge with elevated outlook
- Spacious dining kitchen with garden access
- Underfloor heating and solar hot water
- Integral garage, carport and ample parking
- Secure rear garden and front decked area
- Semi-rural location close to Elgin town centre

Inclusions

Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

Location

The city of Elgin which is a cathedral city and is situated on the A96, which gives a direct route to Aberdeen and Inverness. Elgin provides all the facilities one would expect with modern-day living. Excellent educational establishments are available locally including school and higher education along with the world-famous Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools and local golf courses. Banks, restaurants, cafés, bars, local shops, supermarkets, and national chain stores can be found in and around the city. The Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches with an abundance of wildlife including ospreys, dolphins, seals, and whales often to be seen along this World Heritage coastline. The property's location is within easy of a variety of golf courses and Speyside, the heart of the Whisky Country.

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

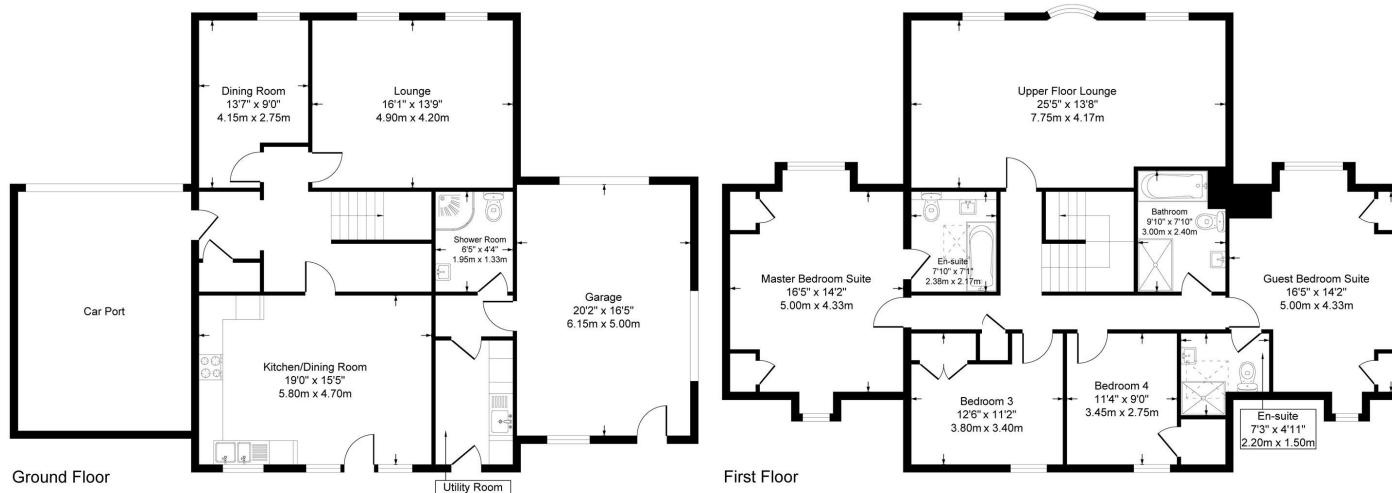
person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



3 WOODSIDE CALCOTS ROAD



Approximate Gross Internal Area
2717 sq ft - 252 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		79
(55-68)	D		84
(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: 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

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