



## ST. MARGARETS WEST ROAD

ELGIN, IV30 1SA

£235,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented three-bedroom semi-detached home in Elgin's sought-after west end — a wonderful opportunity to acquire a comfortable and well-proportioned property in a highly convenient and established residential setting.

The home offers a generous and practical layout that lends itself perfectly to modern family life. The welcoming lounge, featuring an attractive bay window, creates a bright and inviting space perfect for both relaxing and entertaining. Natural flow and thoughtful proportions ensure a comfortable environment that feels both spacious and homely.

A particular highlight of the property is the sleek, modern kitchen which has been recently upgraded and flows seamlessly into the family room, creating a fantastic open and sociable space perfectly suited to contemporary living.

Upstairs, three good-sized bedrooms offer versatile accommodation, whether required for family living, guest space or home working. Each room enjoys a pleasant outlook and ample space for furnishings, creating comfortable retreats within the home. The property also benefits from two bathrooms, comprising a main family bathroom on the ground floor and a separate shower room upstairs. This practical arrangement adds flexibility and convenience for busy households.

Externally, private garden grounds provide an outdoor space for relaxation and enjoyment, whether for gardening, children's play or simply unwinding in the fresh air.

 **ARANCI  
& FIRTH**  
PROPERTY

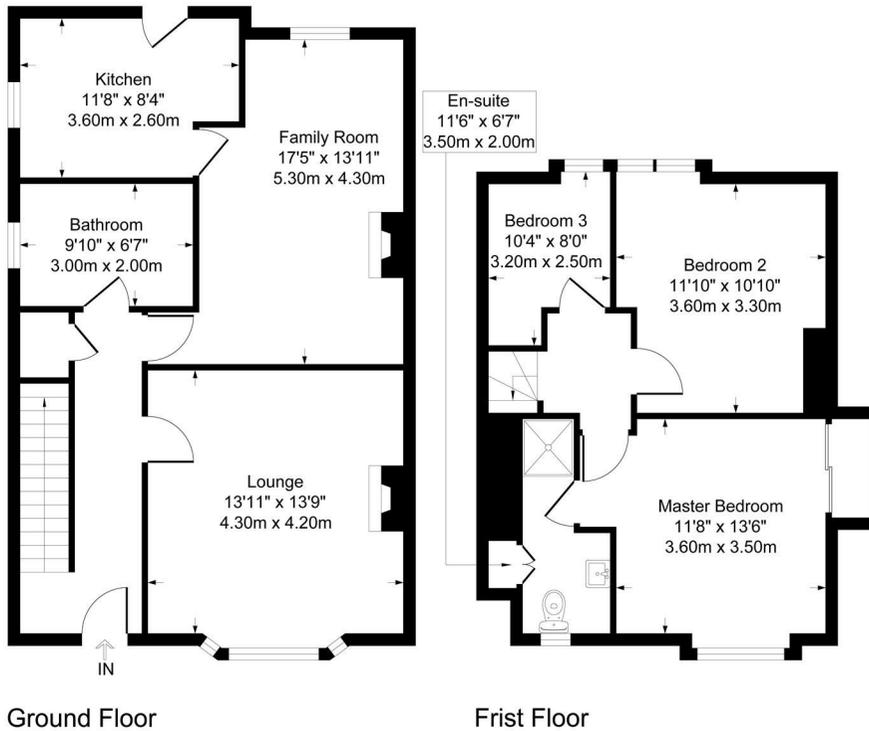
## ST. MARGARETS WEST ROAD

- Charming semi-detached home with a family-friendly layout and multi-vehicle driveway
- Bright lounge with bay window, ideal for relaxing and entertaining
- Sleek, upgraded kitchen flowing into the family room, creating a sociable open-plan space
- Comfortable three-bedroom home within easy reach of Elgin town centre
- Two bathrooms – family bathroom on the ground floor and shower room upstairs
- Well-proportioned rooms offering excellent versatility for modern living
- Warm and homely atmosphere with timeless appeal throughout
- Large south-facing rear garden, perfect for outdoor enjoyment and family time
- Superb location with easy access to schools, amenities and transport links
- Fantastic opportunity for first-time buyers, families or investors

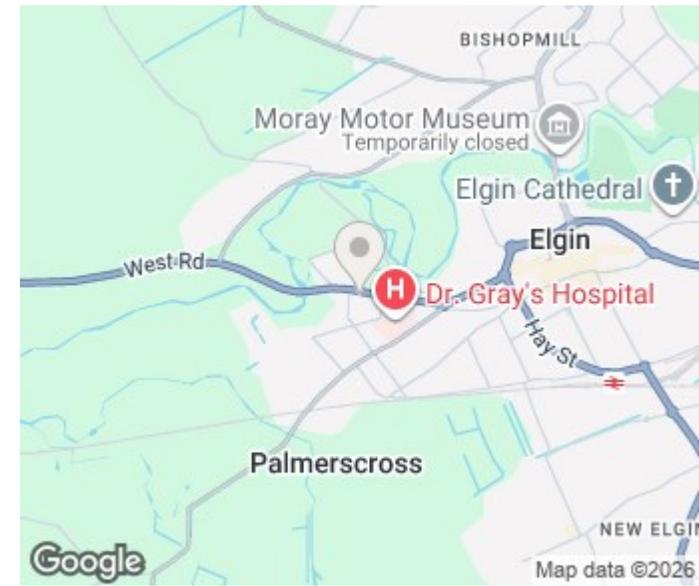




**Approximate Gross Internal Area  
1134 sq ft - 105 sq m**



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			80
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: D**

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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