



9 SANDSTONE PLACE

ELGIN, IV30 6LL

£275,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive detached home, beautifully positioned within the sought-after cul-de-sac location of Sandstone Place area of Elgin. Well positioned on a corner plot, offering generous accommodation and a superb layout for modern family living, this substantial property provides both space and style in equal measure.

The welcoming lounge is a bright and comfortable retreat, ideal for relaxing evenings or entertaining guests. To the rear, the spacious kitchen and dining area forms the true heart of the home, thoughtfully designed for everyday family life and social gatherings alike. French doors open directly onto the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

Upstairs, the property boasts four well-proportioned bedrooms, offering excellent flexibility for growing families, home working or guest accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A convenient downstairs WC, with a utility cupboard keeping appliances neatly out of sight, further enhances the practicality of the home.

Externally, the generous enclosed garden provides a private setting for relaxation and entertaining, complete with a charming garden room with decked area – perfect as a garden retreat, gym or home office. A garage adds valuable storage and secure parking, complemented by driveway space to the front.

This is a superb opportunity to acquire a spacious and versatile family home in a popular residential location in Elgin, close to local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

 **ARANCI
& FIRTH**
PROPERTY

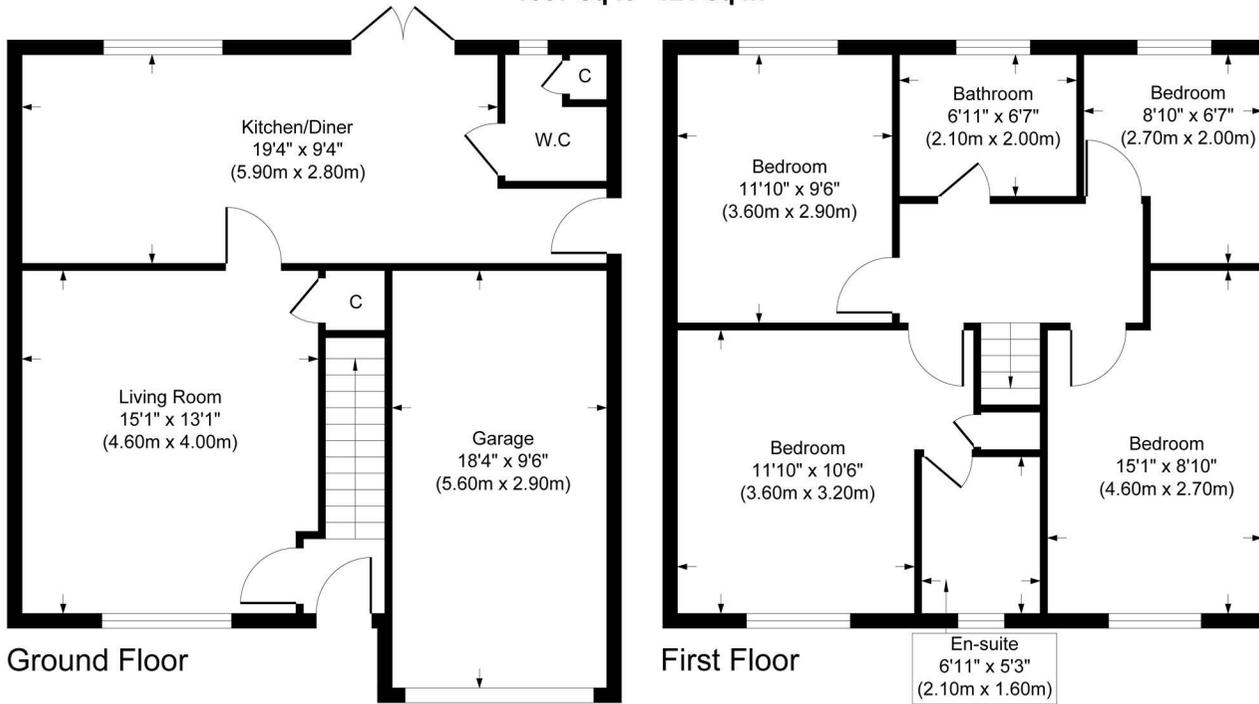
9 SANDSTONE PLACE

- Impressive four bedroom detached family home on desirable corner plot in cul-de-sac
- Sought-after in New Elgin popular with professionals and families alike
- Bright and welcoming lounge
- Spacious kitchen/dining area – perfect for family life
- French doors opening directly onto the garden
- Principal bedroom with en-suite shower room
- Family bathroom plus convenient downstairs WC
- Private enclosed garden with charming garden room with decked area
- Garage and driveway parking
- Ideal layout for modern living and home working





**Approximate Gross Internal Area
1307 sq ft - 121 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	83
(55-68) D			
(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: 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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

