



23 MILNEFIELD AVENUE

ELGIN, IV30 6EJ

£165,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this well-presented two-bedroom bungalow, ideally located on the popular Milnefield Avenue in Elgin. Offering comfortable and convenient single-storey living, this property will appeal to a wide range of buyers including those looking to downsize and small families.

The accommodation is thoughtfully laid out. On entering, you are welcomed into a bright and spacious reception room, providing an inviting space for both everyday living and entertaining. Neutral décor throughout creates a calm, airy feel and offers a blank canvas for new owners to personalise. Both bedrooms are well-proportioned and versatile with fitted wardrobes, while the bathroom is neatly arranged to meet daily needs with ease.

Externally, the home benefits from a large secure rear garden and private driveway providing convenient off-street parking for multiple vehicles. Set within a quiet and established residential area, the

**ARANCI
& FIRTH**
PROPERTY

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- Popular residential location in Elgin
- Well-presented two-bedroom bungalow
- Convenient single-storey living
- Bright and spacious reception room
- Neutral décor throughout
- Well-proportioned, flexible bedrooms
- Private driveway for multiple vehicles
- Quiet and established neighbourhood
- Close to local amenities and transport links
- Ideal for downsizers, first time buyers and small families



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.

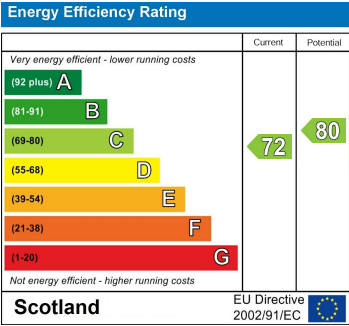
Disclaimer

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.

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EPC Rating: C Council Tax Band: C

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