



## 82 PLUSCARDEN ROAD

ELGIN, IV30 1SU

**£695,000**  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this truly impressive detached residence on Pluscarden Road, Elgin – a substantial and beautifully appointed family home, designed by C. C. Doig, Architect and Civil Engineer.

This exceptional property showcases outstanding blend of the classic charm of the exterior with contemporary interior styling. Immaculately presented and in true walk-in condition, the home offers generous proportions, luxurious finishes and a thoughtfully designed layout perfectly suited to modern family life.

The ground floor provides an abundance of versatile living space. A fabulous formal lounge with bay window offers an elegant setting for relaxation, while the dining room flows seamlessly into a sleek kitchen completed to an exceptional standard — ideal for entertaining and everyday living alike. A comfortable family room adds further flexibility, complemented by a dedicated home study, utility room, boot room and a stylish downstairs WC.

Upstairs, there are four spacious double bedrooms, all beautifully presented. The principal bedroom benefits from a luxurious en-suite, while the remaining bedrooms are served by an equally impressive family bathroom. Both bathrooms are fitted with high-quality, contemporary sanitary ware and finished to an exacting standard.

Externally, the property enjoys large, well-maintained gardens, providing excellent outdoor space for families and keen gardeners alike. There are two garages with work/storage space and a driveway with parking for multiple vehicles to the rear.

 **ARANCI  
& FIRTH**  
PROPERTY

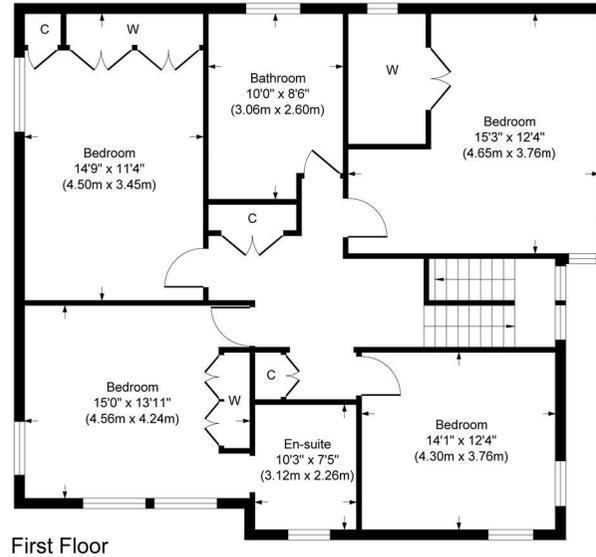
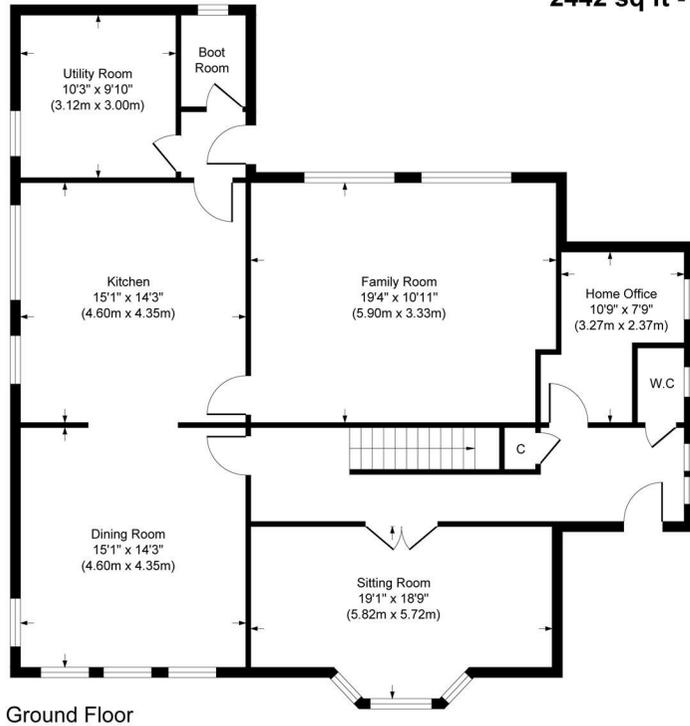
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- Impressive beautifully proportioned period property in Elgin's desirable west end
- Extensively renovated, blending classic charm with contemporary styling
- Elegant lounge with bay window plus separate formal dining room
- Versatile family room and dedicated home study
- Sleek modern kitchen with integrated appliances
- Four generous double bedrooms
- Luxurious en-suite off primary, four-piece family bathroom and downstairs WC
- Immaculate, true walk-in condition throughout
- Large, beautifully maintained gardens, with two garages





**Approximate Gross Internal Area**  
2442 sq ft - 227 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                                   |  |                         | 72        |
| (55-68) D                                   |  | 51                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Scotland</b>                             |  | EU Directive 2002/91/EC |           |

**EPC Rating: E Council Tax Band: G**

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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