



129 MORRISTON ROAD

ELGIN, IV30 4NB

£410,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present to the market this exceptional four-bedroom bungalow situated on a large corner plot. Located in one of Elgin's sought-after neighbourhoods and beautifully finished with a layout that is perfectly suited for modern living. Boasting a perfect blend of style, space, and practicality, this property is ideal for families seeking comfort, convenience, and a home that truly impresses.

Step inside to a welcoming living room, with attractive fireplace, offering a bright and relaxing space for everyday family life or cosy evenings. The stunning, contemporary kitchen, dining, family room forms the heart of the home, featuring sleek finishes, quality appliances and a layout that flows effortlessly — perfect for entertaining, family gatherings, or simply enjoying time together.

The four generous bedrooms all with fitted storage, provide flexible accommodation, including a spacious master with en-suite shower room. There is a cloakroom WC and a family bathroom, catering perfectly to the needs of a busy household.

There is plenty of storage throughout this home and it further benefits from a floored attic with power that presents excellent conversion potential, whether is be for a games/cinema room or additional bedrooms.

Outside, the property continues to impress with a double garage and a large, private wraparound garden — a superb space for outdoor entertaining, play, or simply relaxing in style.

 **ARANCI
& FIRTH**
PROPERTY

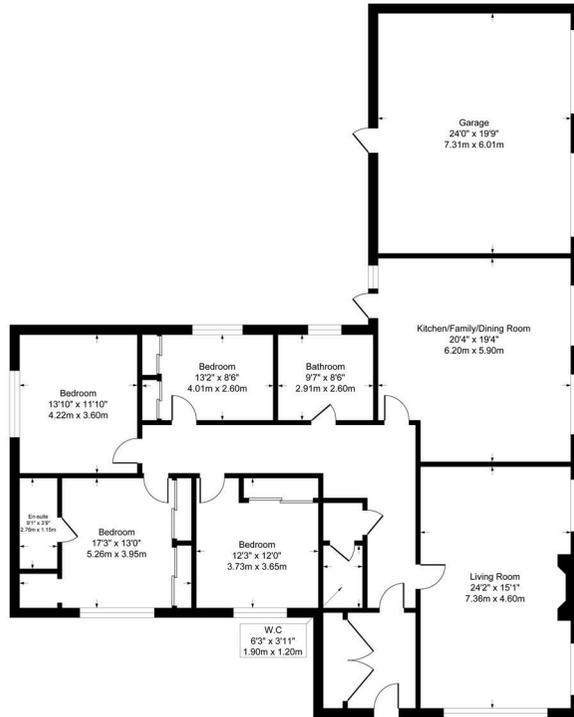
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- Stunning four-bedroom detached bungalow on desirable corner plot
- Modern kitchen/dining/family room, perfect for entertaining
- Spacious, bright and welcoming living room with charming open fire
- Generous master bedroom with stylish en-suite shower room and twin wardrobes
- Three further generous bedrooms with fitted wardrobes
- Family bathroom and cloakroom WC
- Double garage plus driveway with parking for multiple vehicles
- Large private wraparound garden perfect for relaxing and play
- Immaculately presented, walk-in condition
- Ideal for families seeking space and style with the option of attic conversion

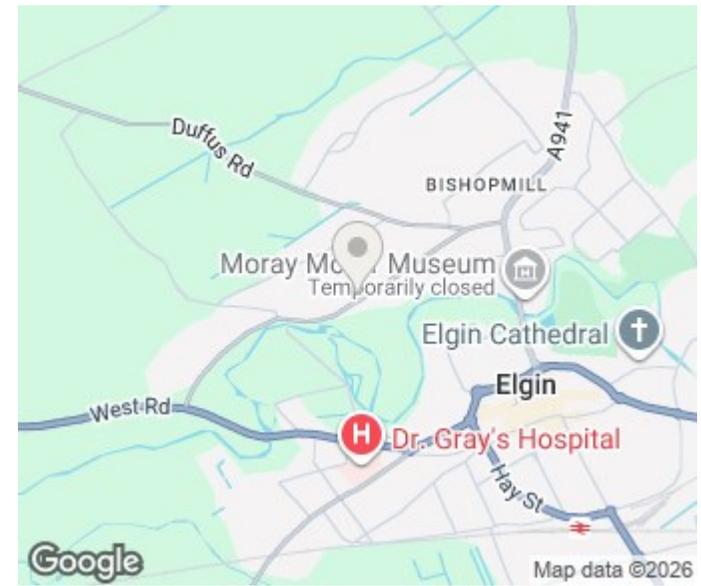




Approximate Gross Internal Area = 1908 sq ft - 177 sq m
 Garage Area = 464 sq ft - 43 sq m
 Total Area = 2372 sq ft - 220 sq m



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			
(55-68) D		60	73
(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: F

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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