



## 17 GOLF VIEW CRESCENT ELGIN, IV30 6JP

£250,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming detached home, ideally situated in the sought-after area of Golf View Crescent in New Elgin. Offering a wonderful blend of comfort and space, this inviting property is perfectly suited to families seeking a warm and welcoming place they can make their own.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout includes four spacious bedrooms, ensuring that everyone has their own private retreat. Additionally, there is a family bathroom, shower room and downstairs WC, which is a significant advantage for busy households, allowing for convenience and privacy.

This home offers a wonderful opportunity for modern living while retaining its character. The property also features a garage and driveway for multiple vehicles.

Golf View Crescent is a peaceful and friendly neighbourhood, perfect for families and individuals alike. With local amenities and schools nearby, this location is both convenient and desirable.

In summary, this detached house in New Elgin is a fantastic opportunity for anyone looking for a spacious and comfortable family home where they can create a living space that reflects their own personal style. With its ample living space, multiple bedrooms and bathrooms, and a lovely location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property your own.

 **ARANCI  
& FIRTH**  
PROPERTY

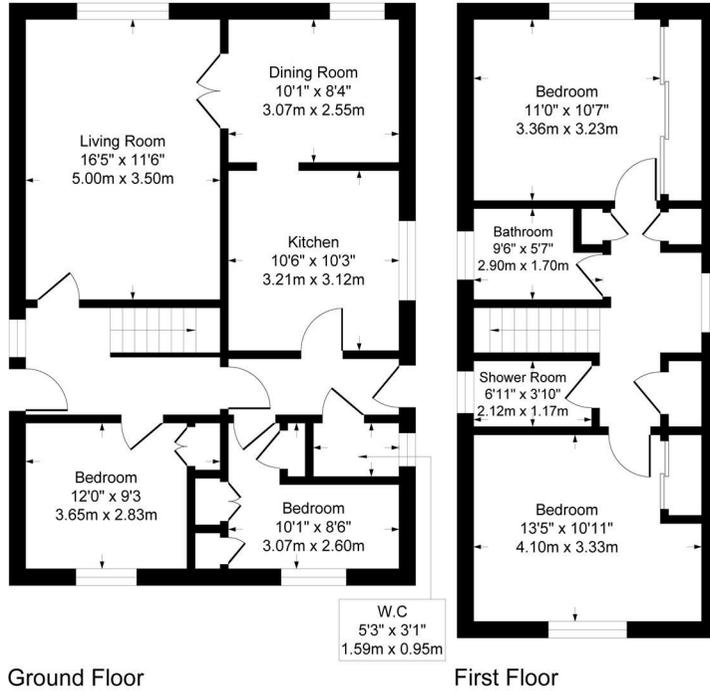
## 17 GOLF VIEW CRESCENT

- Sought-after Golf View Crescent location
- Desirable residential setting in New Elgin
- Spacious detached family home
- Four generous double bedrooms
- Family bathroom, shower room and downstairs WC
- Two versatile reception rooms
- Perfect for entertaining and family life
- Garage and private driveway parking
- Peaceful, family-friendly neighbourhood
- Close to local amenities and well-regarded schools





Approximate Gross Internal Area  
1184 sq ft - 110 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		69	77
(55-68) D			
(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: C Council Tax Band: E

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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