



3 LADY MACBETH DRIVE ELGIN, IV30 4FQ

£395,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this rare opportunity to acquire one of only three homes of this style within Elgin's popular Findrassie development. Built in 2025 by David Wilson Homes, this exceptional detached property offers luxurious modern living with generous proportions, quality finishes and a thoughtfully designed layout suited to contemporary family life.

On entering, a bright and welcoming reception hallway sets the tone throughout. The spacious living room provides an elegant yet comfortable setting for relaxing or entertaining.

The heart of the home is the impressive open plan kitchen, dining and family area, designed with both style and practicality in mind. Ideal for everyday living and hosting, French doors open onto the garden, enhancing the seamless indoor/outdoor flow and flooding the space with natural light.

The layout continues into the beautiful dining room, also benefiting from French doors and currently arranged as a cosy snug, creating an additional reception space. Highly versatile, this room could serve as a home office, playroom or formal dining room.

A separate utility room and downstairs WC complete the ground floor.

 **ARANCI
& FIRTH**
PROPERTY

3 LADY MACBETH DRIVE

- Built in 2025 by David Wilson homes – pristine, true walk-in condition
- Exceptional modern family home with premium finishes
- Stunning open-plan kitchen and dining space
- Bright and airy sun room overlooking the garden
- Elegant lounge perfect for relaxing or entertaining
- Four generous double bedrooms
- Luxurious principal suite with spacious en-suite bathroom
- Stylish four-piece family bathroom and downstairs WC
- Garden that benefits from not being overlooked from the rear
- Double garage providing excellent parking and storage

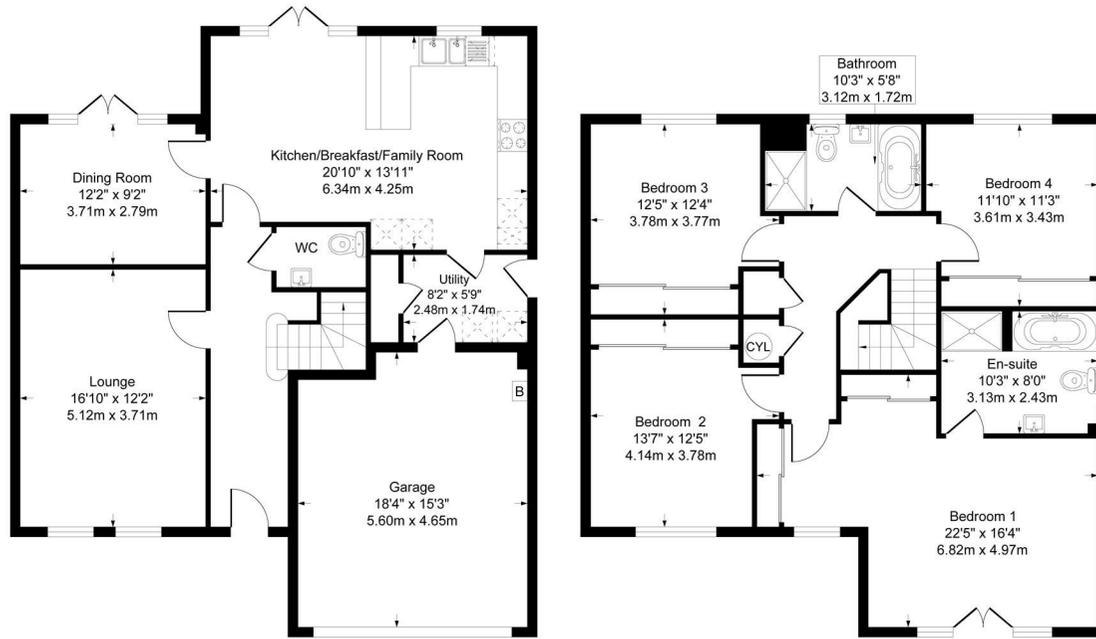




Approximate Gross Internal Area = 1788 sq ft - 166 sq m

Garage Area = 280 sq ft - 26 sq m

Total Area = 2068 sq ft - 192 sq m



Ground Floor

First Floor

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			100
(81-91) B		87	
(69-80) C			
(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: B 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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