7 COVESEA GROVE

ELGIN, IV30 4PP

£435,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this impressive five-bedroom detached home in desirable cul-de-sac of Covesea Grove, Elgin. Presented in pristine, walk-in condition, this exceptional property offers generous and versatile accommodation, complemented by a double integral garage and an attractive garden.

The ground floor welcomes you via a vestibule into a spacious hallway, which opens into the elegant lounge, featuring a beautiful bay window that creates a lovely focal point and allows natural light to flood the room. The kitchen and dining room provide an excellent space for everyday family life and entertaining, with French doors from the adjoining vaulted ceiling sun room opening directly onto the garden, creating a wonderful connection between indoor and outdoor living.

Further ground-floor accommodation includes a dedicated home office, ideal for those working from home, together with a separate utility room and a convenient WC.

Upstairs, five well-proportioned bedrooms provide excellent flexibility for families and guests alike. The impressive principal bedroom features French doors opening onto a Juliet balcony, creating an attractive focal point and allowing natural light to flood the room. Both the principal bedroom and second bedroom benefit from their own en-suite facilities, while a family bathroom serves the remaining bedrooms.

Immaculately maintained throughout, this outstanding home combines spacious accommodation with a practical layout suited to modern family living. The well sized garden offers space for the entire family to enjoy and the double

ARANCI & FIRTH PROPERTY

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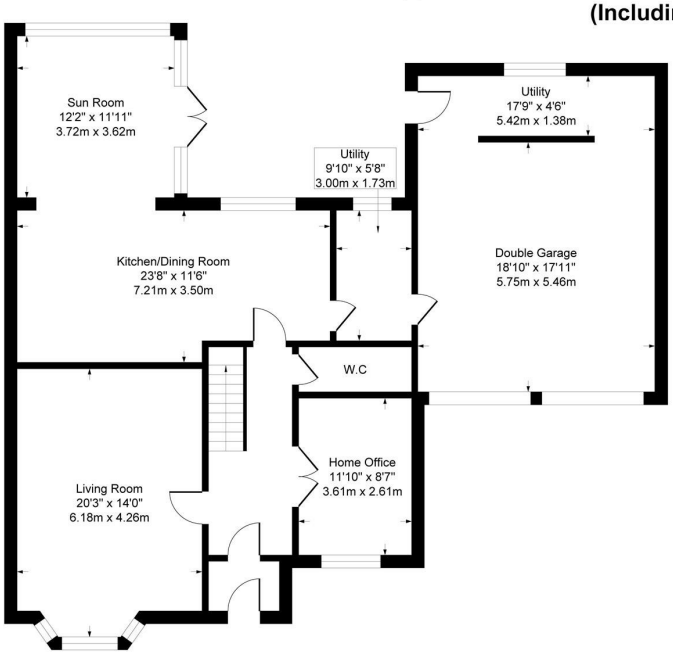
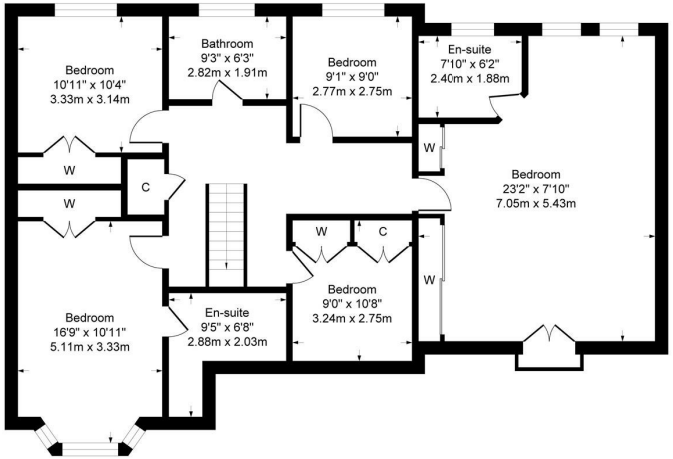
• Impressive five-bedroom detached family home • Presented in pristine, walk-in condition • Three reception areas offering versatile living space • Elegant lounge featuring a bay window • Kitchen/dining room ideal for family life and entertaining • Sun room with French doors opening onto the garden • Five well-proportioned bedrooms • Principal and second bedrooms both benefit from en-suite facilities, with a Juliet balcony off the principal bedroom • Dedicated home office, separate utility room and ground-floor WC • Double integral garage with electric doors, workspace at rear and attractive garden

Approximate Gross Internal Area = 2737 sq ft - 254 sq m
(Including Garage)

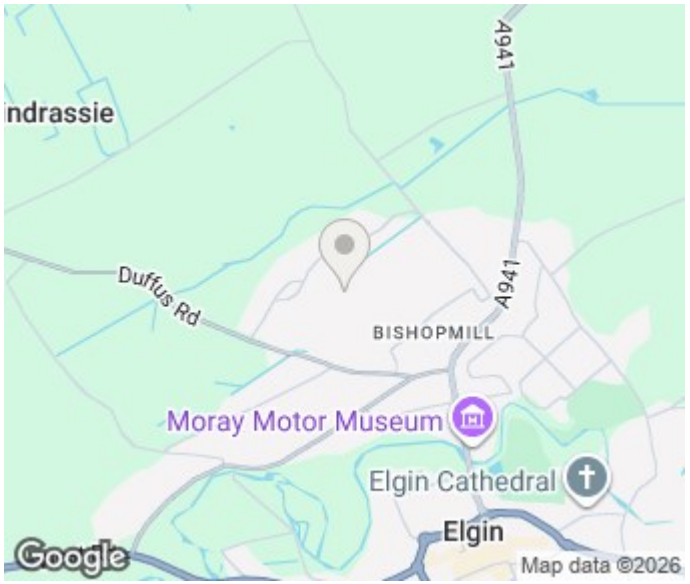


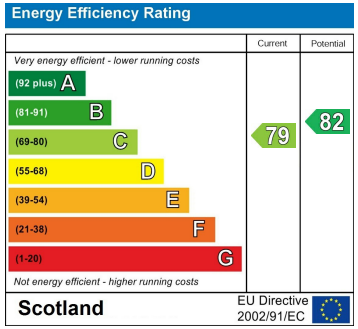
Ground Floor



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.





EPC Rating: C Council Tax Band: F

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 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.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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