





27 SCONE ROAD

ELGIN, IV30 8AT

£160,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this appealing two-bedroom first floor Springfield apartment on Scone Road, Elgin. Presented in immaculate walk-in condition, offering comfortable, well-proportioned accommodation. Ideally suited to a variety of buyers, this attractive property provides a welcoming home in a convenient location.

The accommodation centres around a spacious open-plan living room and kitchen, creating a sociable and versatile space for everyday living. The high-quality kitchen, designed by Riverside Kitchens, features multiple premium upgrades. With room to relax, dine and entertain, this inviting area provides a natural focal point for the home, whether enjoying a quiet evening or gathering with family and friends.

The flat benefits from two well-proportioned bedrooms, both with fitted wardrobes, offering flexibility to suit individual needs. Whether used as comfortable sleeping accommodation, a guest bedroom or a home office, the rooms provide useful options for a variety of buyers. A well-appointed bathroom completes the accommodation.

Outside, there is ample resident and visitor parking as well as allocated secure storage lockers, designed for bikes and sporting equipment.

Presented in excellent walk-in condition, the property offers the opportunity to move in and enjoy the space from day one. Its convenient position on Scone Road places a range of local amenities within easy reach, including Elgin Golf Club, shops, leisure facilities and transport links, making it a practical choice for those seeking both comfort and convenience.

ARANCI & FIRTH PROPERTY

27 SCONE ROAD

• Immaculate walk-in condition • Attractive two-bedroom main door first floor Springfield apartment • Spacious open-plan living room and kitchen • Quality kitchen by Riverside Kitchens featuring multiple upgrades • Two well-proportioned bedrooms, both with fitted wardrobes • Well-appointed bathroom • Ideal first-time purchase or downsizers • Resident and visitor parking • Outside storage lockers for bikes/sporting equipment • Within easy reach of Elgin Golf Club and various local amenities



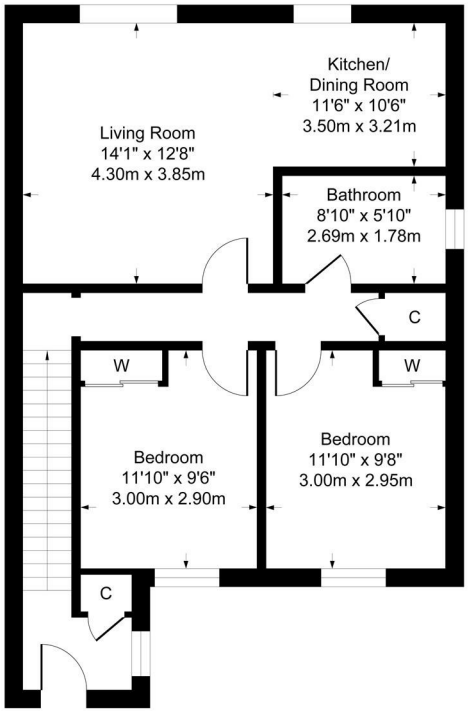






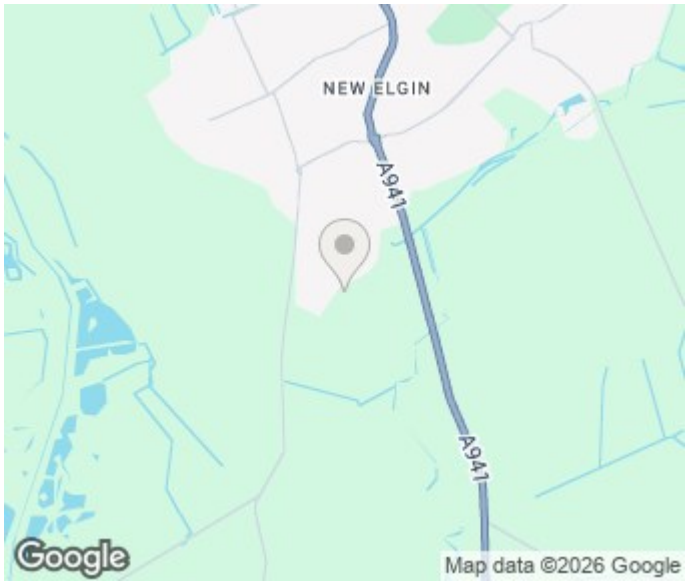


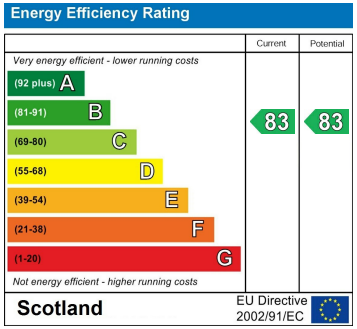
Approximate Gross Internal Area
700 sq ft - 65 sq m



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: B Council Tax Band: C

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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