





3 ST. CATHERINES PLACE

ELGIN, IV30 1TN

£225,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this spacious four-bedroom semi-detached home, situated within the popular residential area of St Catherine's Place in Elgin's sough-after West End.

This charming, character filled period home offers generous and versatile accommodation, providing an excellent opportunity for buyers seeking a property with plenty of space and scope to create a home that reflects their own personal style.

The ground floor accommodation comprises an entrance hallway, a comfortable living room with charming open fire and separate dining room, providing two distinct reception spaces for everyday living and entertaining. The kitchen offers access to the rear of the property, while a convenient ground floor W.C. and an additional bedroom complete this level. The ground floor bedroom offers excellent flexibility for a variety of needs, including guest accommodation, a home office or multi-generational living.

On the first floor, there are three further bedrooms together with a family bathroom, providing practical accommodation for family members.

Externally, the property benefits from a rear garden, offering outdoor space with potential to create an attractive area for relaxing and entertaining.

ARANCI & FIRTH PROPERTY

3 ST. CATHERINES PLACE

• Four-Bedroom Semi-Detached Home in Elgin's Sought-After West End • Two Separate Reception Rooms • Flexible Ground Floor Bedroom • Three Further First Floor Bedrooms • Convenient Ground Floor WC • Separate Kitchen and Dining Room • Family Bathroom • Enclosed Rear Garden • Popular Elgin Residential Location • Charming Character Filled Home Offering Excellent Potential to Personalise



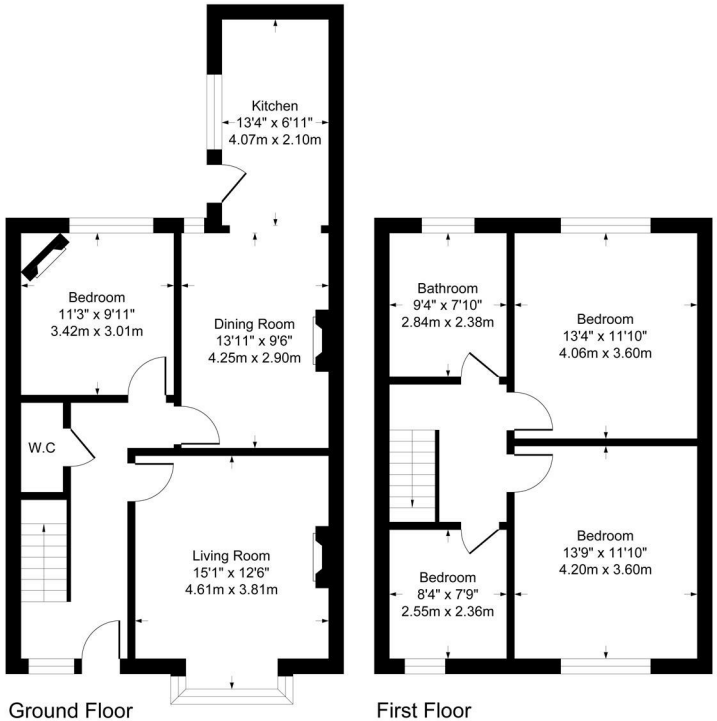






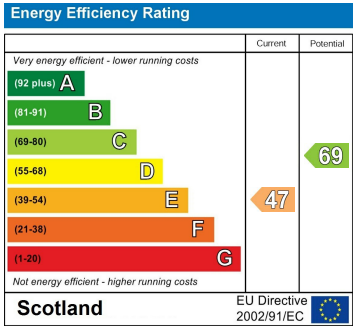


Approximate Gross Internal Area
1204 sq ft - 112 sq m



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.





EPC Rating: E Council Tax Band: D

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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