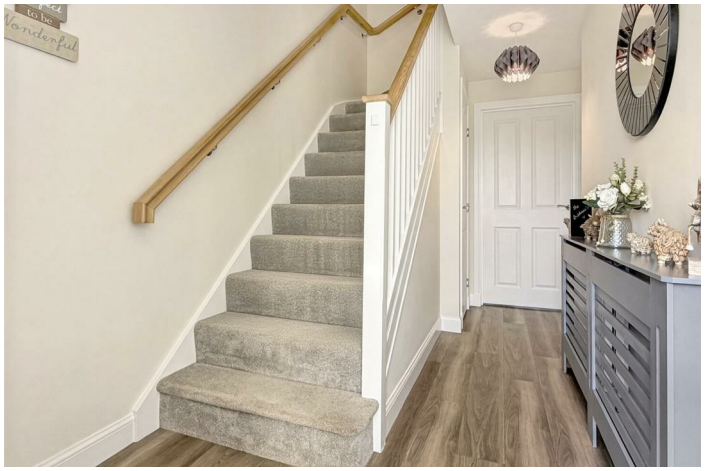






17 JOHNSTON DRIVE

ELGIN, IV30 4FH

£249,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this immaculate semi-detached home on Johnston Drive, Elgin. Presented in walk-in condition throughout, this attractive property offers well-proportioned accommodation, contemporary comforts and a versatile layout, making it an ideal choice for a range of buyers.

The ground floor comprises a welcoming entrance hallway leading into a spacious lounge, providing a lovely space to relax and unwind. To the rear, the kitchen/dining room offers an excellent setting for everyday family life, with a door giving direct access to the rear garden. A patio area provides an ideal spot for outdoor dining and entertaining. A separate utility room and convenient WC complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a garden room, currently utilised as a gym but offering excellent versatility for a variety of uses, whether as a home office, hobby room or additional leisure space. Off-street parking and an open outlook to the front further enhances the appeal of this lovely home.

Situated within the sought after Findrassie development in Elgin, the property is conveniently placed for the town's range of amenities, schools and transport links.

Immaculately presented and ready to move into, this is an excellent opportunity to acquire a stylish and well-maintained home.

ARANCI & FIRTH PROPERTY

17 JOHNSTON DRIVE

• Immaculate semi-detached home, benefitting from multiple upgrades throughout • Presented in walk-in condition with open outlook to the front • Spacious and welcoming lounge • Kitchen/dining room with garden access • Separate utility room and ground floor WC • Three well-proportioned bedrooms • Principal bedroom with en-suite • Well appointed family bathroom • Versatile garden room, ideal for a variety of uses • Beautiful south-west facing landscaped garden with patio area for outdoor dining and entertaining, plus driveway



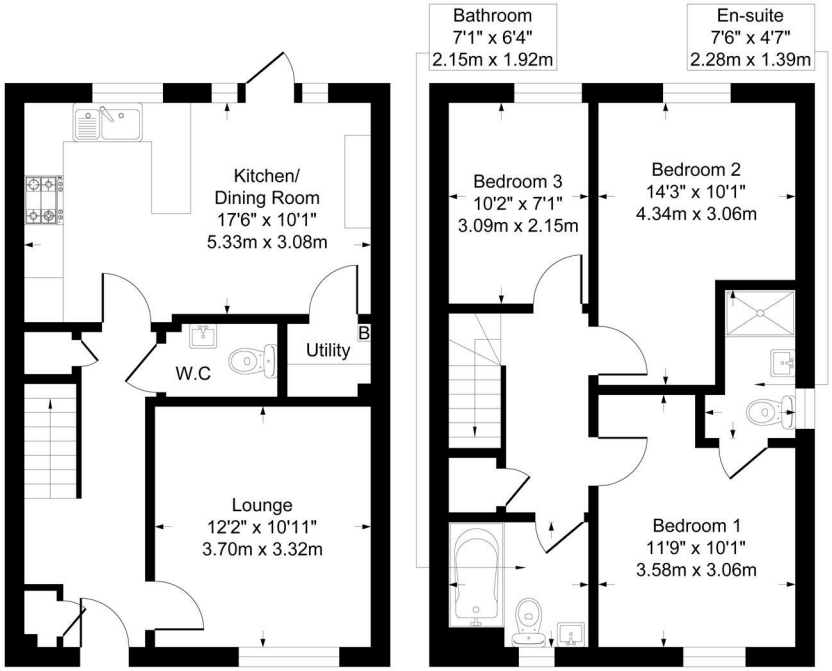




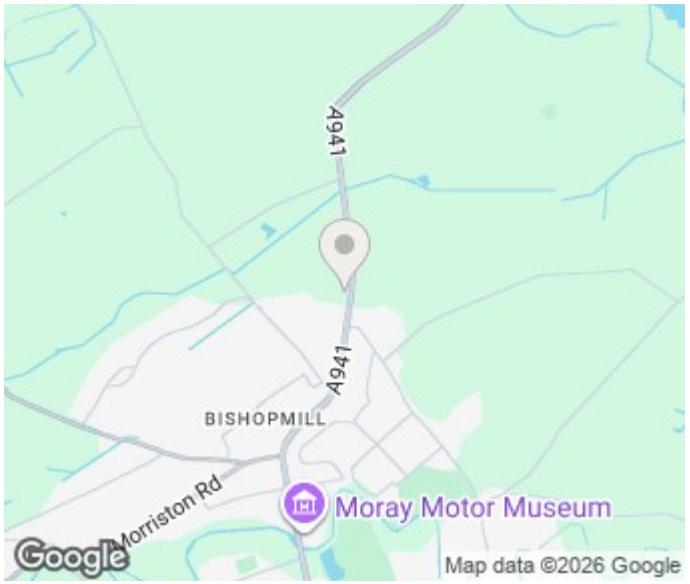


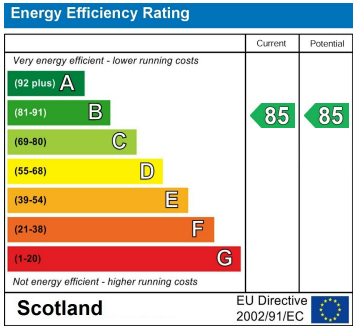


Approximate Gross Internal Area
960 sq ft - 89 sq m



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: B 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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