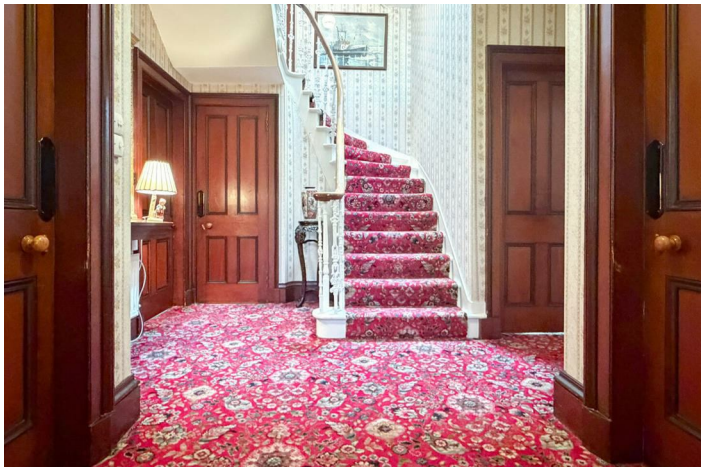






2 QUEEN STREET

ELGIN, IV30 1RR

£385,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this impressive detached period home, situated in the heart of Elgin. Offering substantial and versatile accommodation arranged over two floors, this distinctive property combining traditional architectural character with generous living space offers an appealing blend of period charm and practical family accommodation.

The ground floor offers three separate reception rooms, providing excellent flexibility for both family living and entertaining. The spacious kitchen is complemented by a conservatory overlooking the garden, while an additional bedroom/study offers the option of a ground-floor bedroom, home office or further reception space. A useful store and WC complete the ground-floor accommodation.

Upstairs, there are three further well-proportioned bedrooms, including an impressive principal bedroom, together with a family bathroom and two useful storage rooms. The property retains a wealth of original features, adding character and charm throughout.

The generous and versatile layout also lends itself particularly well to multi-generational living, offering the flexibility to accommodate extended family members while still providing separate areas for relaxation and day-to-day living.

Externally, the property enjoys a private garden, detached garage, three sheds and valuable off-street parking, providing excellent outdoor space and storage.

With its generous proportions, original period features, newly installed boiler and the added advantage of no onward chain, this is a particularly individual home offering considerable space and versatility in a convenient central Elgin

ARANCI & FIRTH PROPERTY

2 QUEEN STREET

• Impressive detached period home in central Elgin • Substantial and versatile four-bedroom accommodation • Three separate reception rooms • Wealth of original period features and character • Spacious kitchen with conservatory • Flexible ground-floor bedroom or home office • Impressive principal bedroom • Private garden with three useful sheds • Detached garage and off-street parking • Newly installed boiler and no onward chain



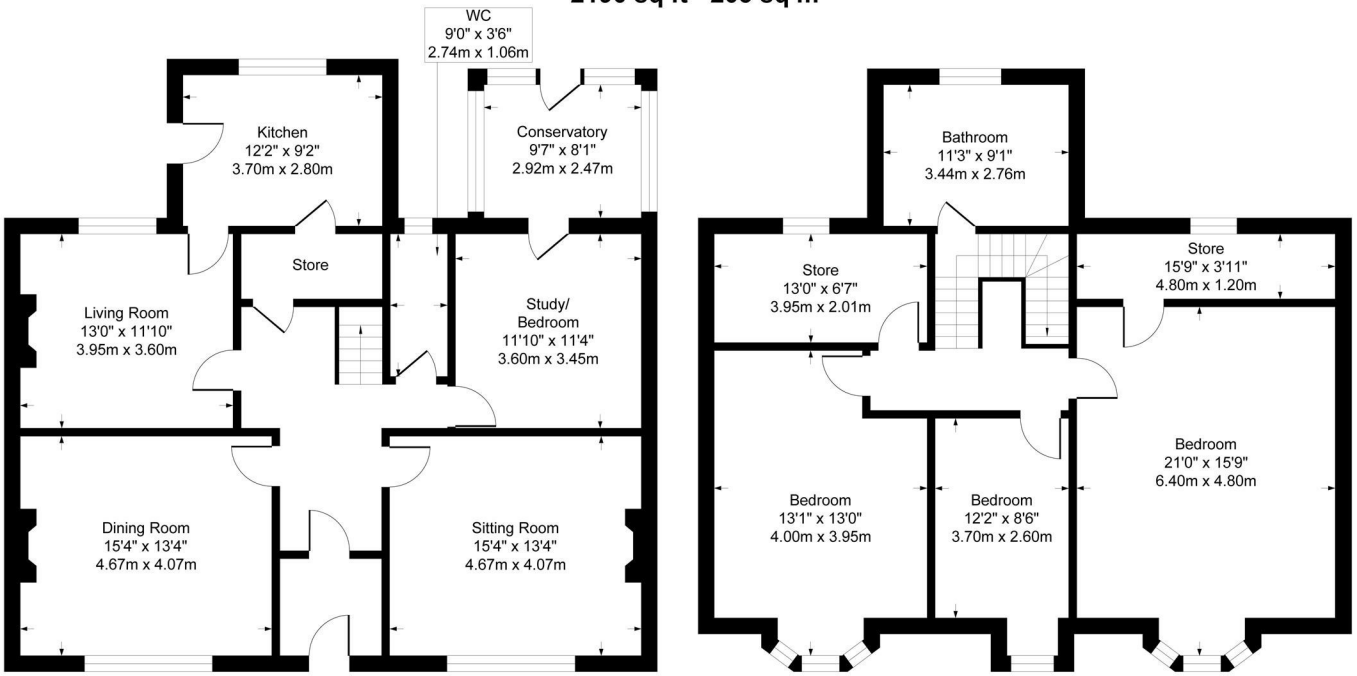




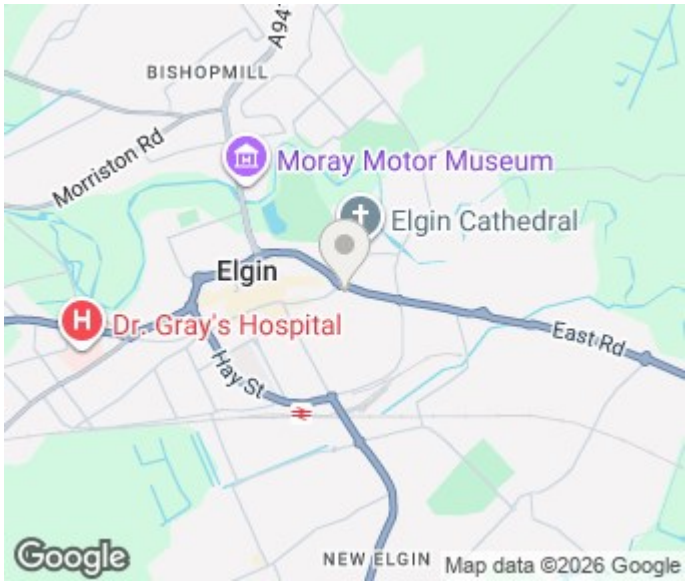


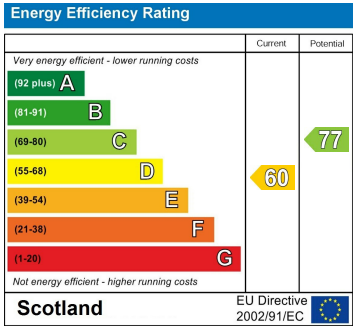


Approximate Gross Internal Area
2190 sq ft - 203 sq m



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: D 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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