



15 ROYAL TROON DRIVE

ELGIN, IV30 8BA

£395,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional four-bedroom detached family home, occupying a sought-after position within Springfield's popular development near Elgin Golf Club. Finished to a high standard throughout and presented in excellent condition, this impressive property offers spacious, flexible accommodation perfectly suited to modern family living.

Upon entering, a welcoming hallway leads to a bright and generously proportioned lounge, creating the perfect space to relax. To the rear of the property, the stylish open-plan kitchen, dining, sun room provides an excellent space for everyday family life and entertaining, with French doors opening into the delightful garden. Flooded with natural light, the sun room enjoys views over the rear garden and also, seamlessly connecting the indoor and outdoor living spaces.

The ground floor is further enhanced by a practical utility room with external access, a convenient cloakroom with WC, and an integral garage offering additional storage or secure parking.

Upstairs, the spacious landing gives access to four double bedrooms all with fitted wardrobes. The generous principal bedroom benefits from twin wardrobes and a beautifully appointed en-suite shower room, whilst the remaining bedrooms offer excellent accommodation for family members or those working from home. A contemporary family bathroom completes the first floor.

Externally, the property enjoys a private rear garden, ideal for children, pets and outdoor entertaining, whilst the driveway provides off-street parking in addition to the integral garage.

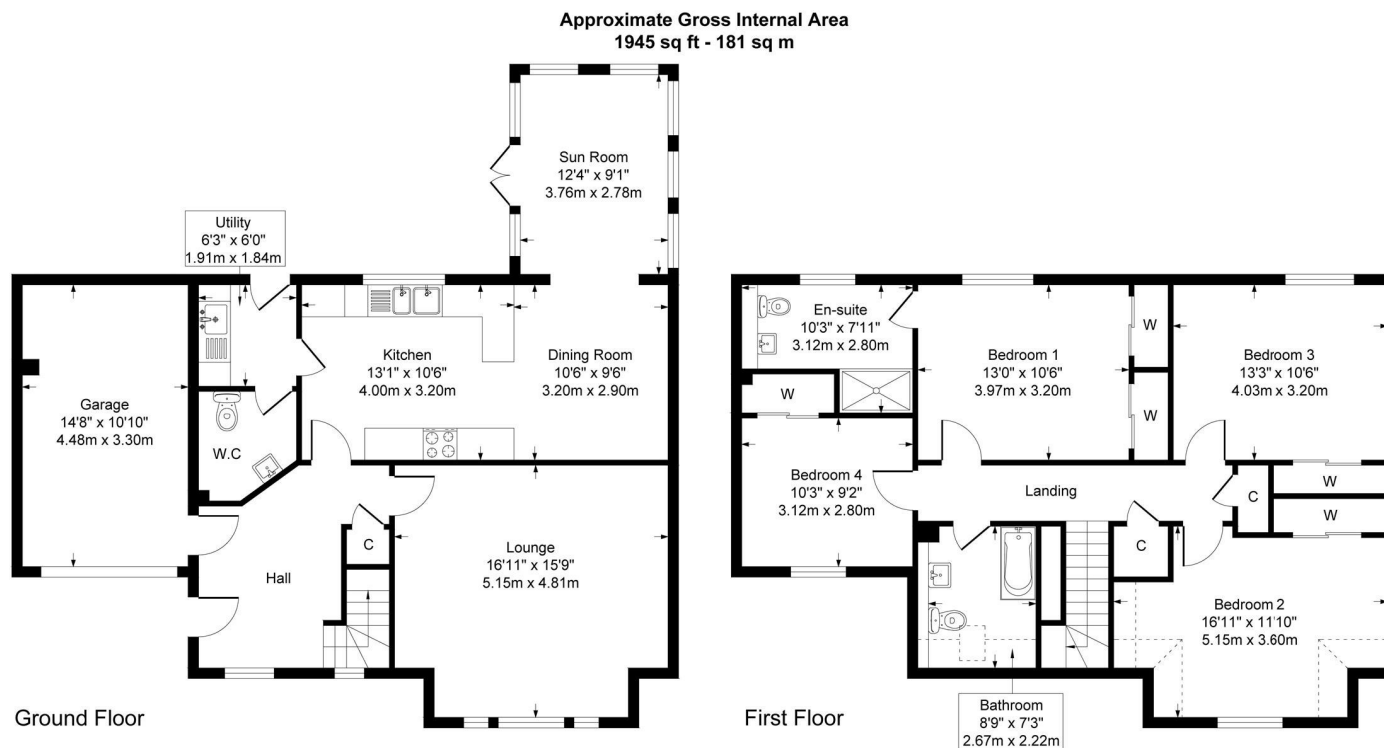
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& FIRTH**
PROPERTY

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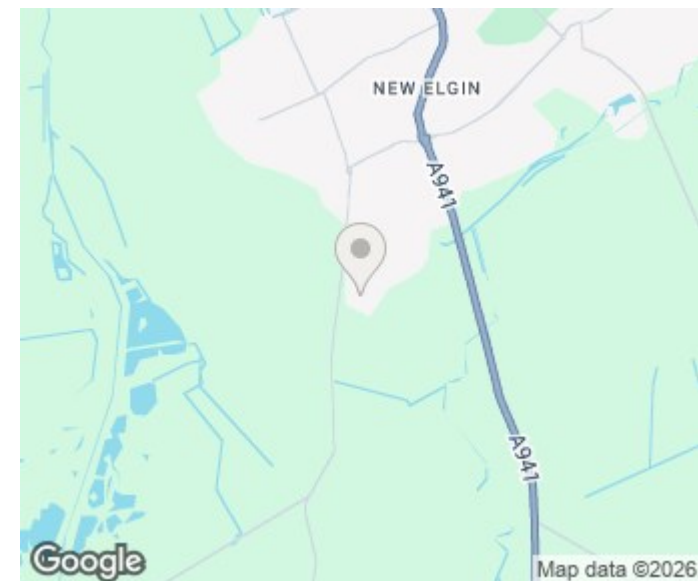
- Located in Springfield's popular development near Elgin Golf Club
- Immaculate four-bedroom detached family home on desirable corner plot
- Spacious lounge with full length windows
- Open-plan kitchen and dining room leading into sunroom
- Bright sunroom with French doors to the garden
- Principal bedroom with twin wardrobes and en-suite
- Utility room and ground floor WC
- Integral garage and driveway
- Generous secure garden with patio area
- Finished to a high standard throughout in excellent condition and ready for its new owners







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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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