



MEADOW VIEW ROSEISLE

ROSEISLE, ELGIN, IV30 5YQ

£455,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional five-bedroom detached family home, situated in the sought-after coastal hamlet of Roseisle, near Elgin.

Occupying a generous plot in a peaceful semi-rural setting, this impressive property offers spacious and versatile accommodation, making it an ideal home for growing families seeking both comfort and flexibility.

The accommodation is thoughtfully arranged over two floors. On the ground floor, an entrance vestibule leads into a welcoming hallway. A bright and spacious living room provides the perfect setting for relaxation, whilst the heart of the home is the superb open-plan living, dining and kitchen area, designed with modern family life in mind. The ground floor further benefits from two double bedrooms, a useful playroom, utility room and WC.

The first floor offers a generous principal bedroom complete with an en-suite shower room, two further well-proportioned bedrooms, a study and a family bathroom, providing ample space for family members and those working from home.

The property enjoys a wonderful location in Roseisle, renowned for its beautiful beach, forest walks and peaceful surroundings. Despite its idyllic setting, the home remains conveniently located for Elgin and its wide range of amenities, including shops, supermarkets, schools, leisure facilities and transport links.

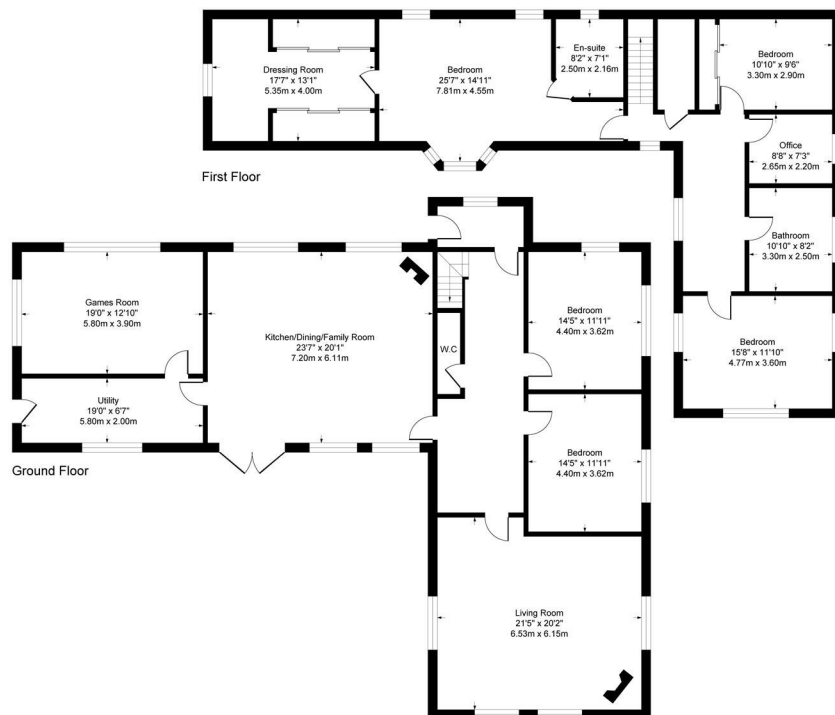
**ARANCI
& FIRTH**
PROPERTY

MEADOW VIEW ROSEISLE

- Exceptional five-bedroom detached family home with thoughtfully designed layout ideal for modern family living
- Spacious living room with countryside views and cosy log burning stove
- Stunning open-plan kitchen, dining and family room with cosy log burning stove
- Flexible layout with two ground-floor bedrooms
- Generous principal bedroom with en-suite shower room and dressing room
- Multiple reception rooms with garden access ideal for family living and entertaining
- Dedicated study perfect for home working
- Separate utility room and excellent storage throughout
- Peaceful semi-rural setting close to Roseisle Beach and Forest
- Convenient access to the beautiful Moray coast, Elgin and Forres offering a wide range of local amenities







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		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C 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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

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