



63 Marleon Field, Elgin, Moray, IV30 4GE

Exceptionally Spacious, Four-Bedroom Detached Home with Gardens & Driveway

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Property Description

Exceptionally spacious and beautifully presented, this four-bedroom detached home is set within a modern development in Elgin, Scotland. Boasting generous rear gardens, with a lawn, a decked patio and a mix of shrubbery, while to the front a large driveway offers ample parking for multiple vehicles.

Comprises entrance hall, living room, family room, kitchen, dining room, utility room, four bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Finished with light neutral decor throughout, highlights include a fitted kitchen, stylish bathroom suites, and generous room sizes. In addition, there is gas central heating, double glazing, a Juliet balcony for the master bedroom, and good internal storage.

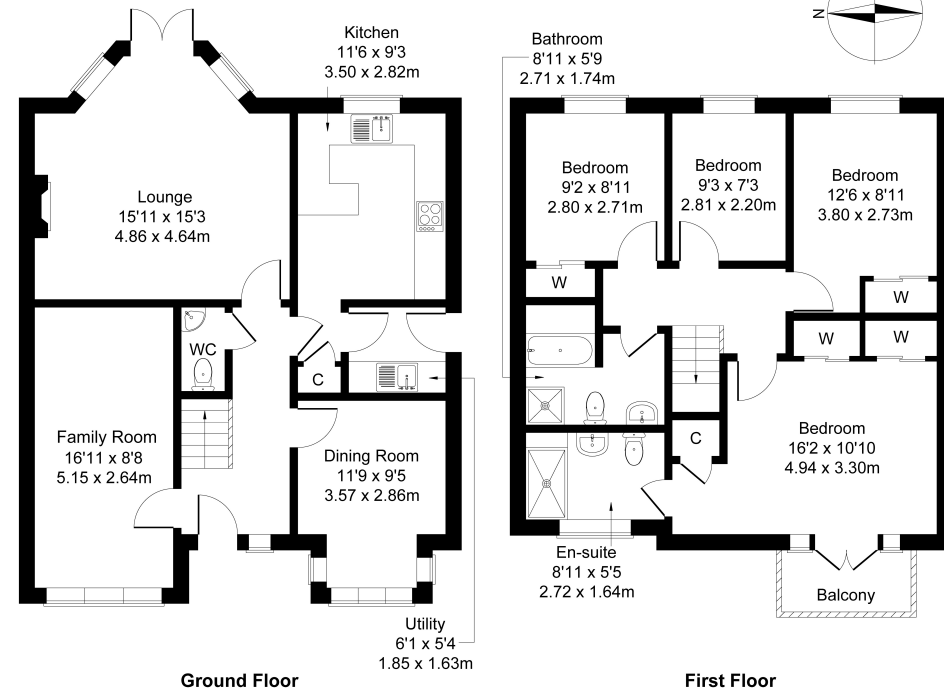
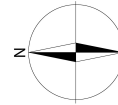
A welcoming entrance hallway gives access to the ground-floor accommodation, including a convenient WC. The bright and spacious living room is set to the rear of the home, featuring a bay-style glazed window and patio doors opening onto the rear garden. This inviting space also includes a fireplace and carpeted flooring, creating a warm and comfortable atmosphere. To the front, a tastefully finished dining room offers a formal space for entertaining, while an additional family room provides flexible lounge or playroom options. The well-appointed kitchen, located at the rear, is fitted with modern units, stone-effect worktops, a matching splashback, an integrated dishwasher, and ample space for freestanding appliances. A separate utility room offers further storage, side garden access, and extra space for laundry appliances.

Upstairs, the generous master bedroom and en-suite shower room extend across the width of the property, and include built-in wardrobes, an additional storage cupboard, and a charming Juliet balcony with a westerly outlook. Three further bedrooms are located to the rear, overlooking the garden, two of which benefit from built-in wardrobes. A stylish four-piece family bathroom completes the accommodation, featuring a separate bathtub and shower cubicle, and modern splash wall finishes.



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Approximate Gross Internal Area: (1421 sq ft - 132 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the heart of Moray, Elgin is a vibrant cathedral city offering a great mix of historic charm and modern convenience. With excellent schools, shops, restaurants, leisure facilities, and healthcare services, it's a popular choice for families, professionals, and retirees alike. The city boasts strong transport links via the A96 and regular rail

services to Inverness and Aberdeen. Local highlights include Elgin Cathedral, Cooper Park, nearby beaches, and scenic walks. With a welcoming community and access to the Moray coast and Speyside whisky trail, Elgin offers a superb quality of life.





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