



65 Marleon Field, Elgin, IV30 4GE

Offers Over £275,000

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estateagents

Beautifully upgraded 3-bed semi-detached home in sought-after Marleon Field, featuring a modern low-maintenance garden and a superb self-contained 1-bed studio with shower room.

Set within a quiet and highly desirable cul-de-sac in Marleon Field, this beautifully presented three-bedroom semi-detached home offers stylish, walk-in condition accommodation with an impressive modern finish throughout. The property enjoys a bright open-plan dining kitchen, spacious lounge, three well-proportioned bedrooms, and upgraded bathrooms, making it ideal for comfortable family living. To the rear, the garden has been thoughtfully landscaped for low maintenance, combining patio areas with artificial lawn and offering an excellent outlook over open countryside.

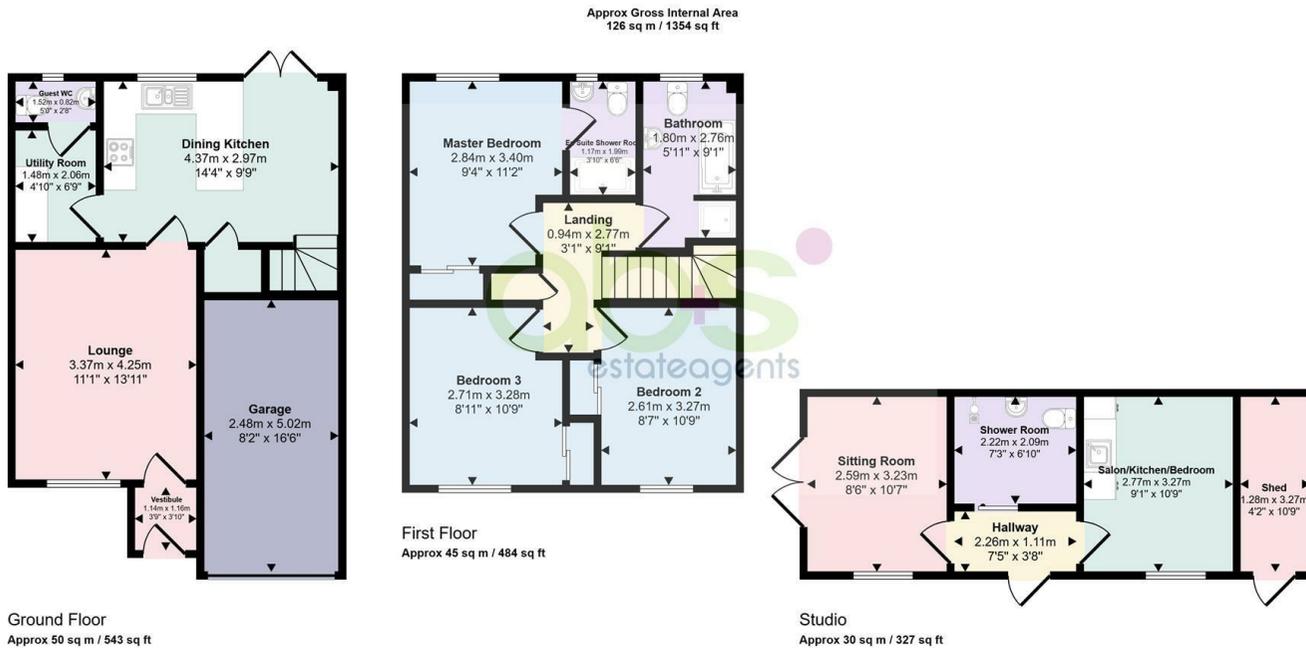
A major highlight is the superb self-contained one-bedroom studio, currently utilised as a summer house and salon, complete with its own kitchenette area, sitting room, and accessible shower room —ideal for guests, home working, multi-generational living, or business use. This is a rare opportunity to secure a versatile, turnkey home in one of Elgin's most sought-after developments.

Home Report

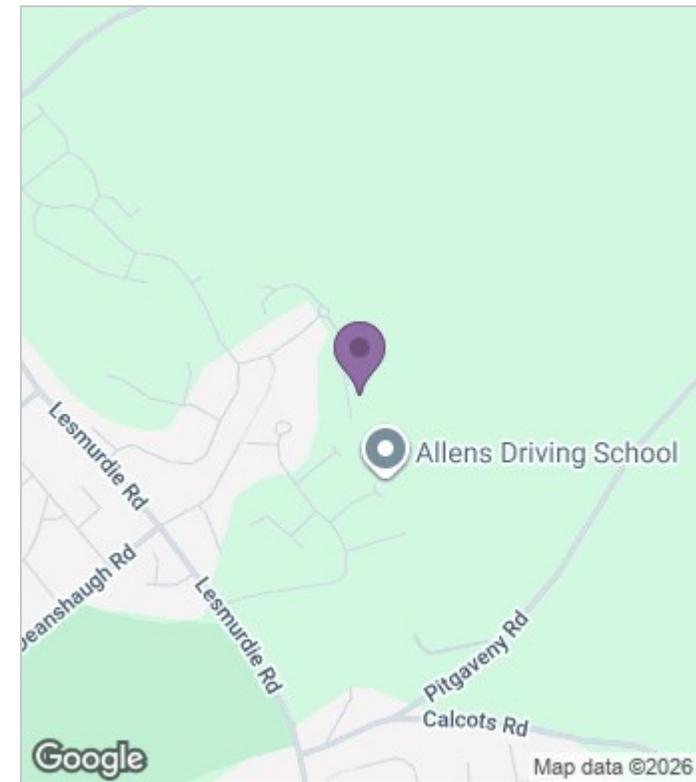
Home Report Valuation as at March 2026 is £280,000, EPC rating C and Council Tax Band D.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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