

37 Duff Avenue,

Elgin,

IV30 1QS



**Offers Over £390,000**

Located within close proximity to Elgin's High Street and local amenities is this 4 Bedroom Detached Bungalow which has been modernised and extended by the current owners. The property has also had planning permission passed to extend the property further which would offer a Sun Lounge.

### **Features**

A modernised 4 Bedroom Detached Bungalow

Close proximity to Elgin's High Street

2 En-Suites

Roomy Floored Attic Space

Southerly facing Garden

Own Driveway

Double Glazing and Gas Central Heating

Located within close proximity to Elgin's High Street and local amenities is this 4 Bedroom Detached Bungalow which has been modernised and extended by the current owners. The property has also had planning permission passed to extend the property further which would offer a Sun Lounge.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Diner, Utility Room, a Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, Bedroom Two benefits from an En-Suite Bathroom, 2 further Double Bedrooms and a Shower Room.

Entrance Vestibule – 7'3" (2.20) x 5'3" (1.59) plus door recess

Coved ceiling with pendant light fitting

Laminate flooring

Hallway

Coved ceiling with recessed ceiling lighting

Loft access hatch with double doors and pull down ladder, this leads to a spacious floored and insulated attic space

Double radiator

Laminate flooring

Lounge – 24'9" (7.54) x 16'4" (4.98)

Coved ceiling with recessed lighting

Double glazed floor to ceiling windows to each side of the room and double glazed windows to the rear

Double radiators

Laminate flooring

Kitchen / Diner – 18'7" (5.66) x 16'7" (5.06)

A bright southerly facing room which features double glazed bi-folding doors to the front which open out onto a decked seating area and the garden

Coved ceiling with recessed lighting

Double radiator

Fitted cupboards and base units which features an integrated full height fridge and freezer

Further integrated appliances include an induction 5-ring hob with recessed ceiling extractor unit, electric double oven and dishwasher

1 ½ style sink with drainer unit and mixer tap

Integrated wireless charge platform for mobile phone charging

Fitted solid wood dining table

Recessed alcove with glass shelving and lighting

Double radiator

Laminate flooring

Utility Room – 9'5" (2.86) x 6' (1.83)

Coved ceiling with pendant light fitting

Double glazed window to the front

Double radiator

Fitted worksurface with space beneath for 2 washing machines and a tumble dryer

Laminate flooring

Shower Room – 6'8" (2.02) max x 6'1" (1.84)

Recessed ceiling lighting

Walk-in design shower cubicle with mains twin head shower and tiled walls within

Pedestal wash basin with mixer tap and press flush W.C

Wood styled flooring

Master Bedroom – 11'6" (3.50) x 10'8" (3.25) plus walk-in wardrobe space

Pendant light fitting

Double glazed window to the rear

Single radiator

A walk-in design wardrobe with double mirrored doors, lighting, shelf and hanging rail space within

Laminate flooring

En-Suite Shower Room – 6'5" (1.94) max into cubicle recess x 5'6" (1.67)

Recessed ceiling lighting

Walk-in design shower cubicle with mains twin head shower and tiled walls within

Pedestal wash basin with mixer tap and press flush W.C

Tile effect flooring

Bedroom Two – 16'6" (5.03) into door recess area reducing to 10'1" (3.07) x 14'8" (4.47)

Recessed ceiling lighting

Double glazed window to the side

Single radiator

Fitted carpet

En-Suite Bathroom Room – 9'8" (2.94) x 5'8" (1.72)

Recessed ceiling lighting

Double glazed frosted window to the rear

Single radiator

Shower bath with shower screen and with mains twin head shower

Fitted vanity unit with recessed wash basin and wall mounted storage unit

Press flush W.C

Wood effect flooring

Bedroom Three – 13'4" (4.06) max 16'5" (5.00) into door recess reducing to 14'1" (4.29) plus wardrobe / door recess space

Pendant light fitting

Double glazed window to the front

Double radiator

Built-in wardrobe

Fitted carpet

Bedroom Four – 17'7" (5.36) x 8'6" (2.59)

Coved ceiling with pendant light fitting

Double glazed windows to the front

Double radiator

Fitted carpet

Rear Entrance Vestibule – 6'6" (1.97) x 4'9" (1.44)

Pendant light fitting

Fitted cupboard  
Worcester gas boiler and hot water tank  
Laminate flooring  
Double glazed door to the rear leads out to the rear pathway

Garden  
Benefiting from a southerly facing garden to the front  
Mostly laid to lawn with a timber decked seating area which is positioned to the front of the kitchen  
bi-folding doors  
Outside garden tap and power point

Driveway  
Own driveway providing parking for cars and is gated

Note 1  
All light fittings & floor coverings are to remain.

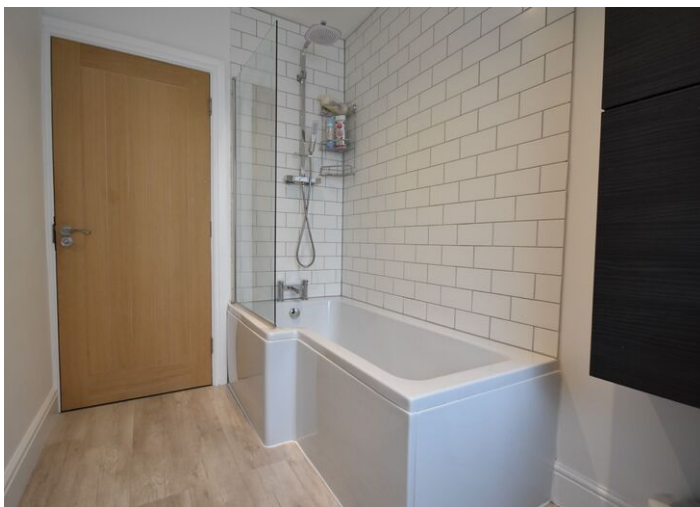
# Energy Performance Rate

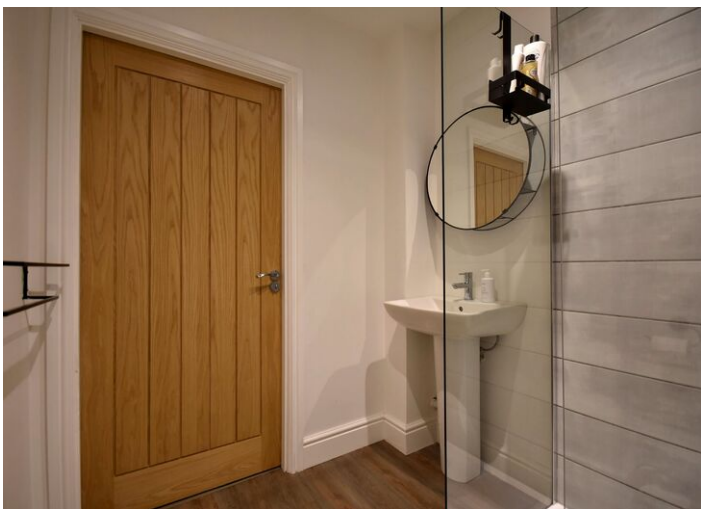
# Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		













**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.