

76 Duffus Crescent
Elgin
Morayshire
IV30 5PY



Offers Over £295,000

Located on a corner plot position is this 4 Bedroom Detached House which benefits from an Enclosed Rear Garden which features a Timber Built Workshop

Features

4 Bedroom Detached Family Home

Double Glazing

Gas Central Heating

Corner Plot Position

Enclosed Rear Garden with Timber Built Workshop

Own Driveway and Integral Garage



Located on a corner plot position is this 4 Bedroom Detached House which benefits from an Enclosed Rear Garden which features a Timber Built Workshop

Accommodation comprises a Hallway, Ground Floor W.C, Lounge, Kitchen / Diner and a Utility Room. The 1st Floor comprises a Master Bedroom with En-Site Shower Room and a Walk-in Wardrobe, 3 further Bedrooms and a Bathroom.

Access to the Property is via a Front Entrance Door which leads into the Hallway

Hallway

Pendant light fitting

Single radiator

A carpeted staircase leads up to the First Floor Landing

Built-in under stair storage cupboard

Light coloured LVT flooring

Ground Floor Cloakroom: 5'7" maximum x 6'9" (1.7 x 2.04)

Ceiling light fitting

Single radiator

2 piece suite

Vinyl flooring

Lounge: 16'3" x 10'6" (4.96 x 3.2)

Pendant light fitting

Double glazed windows to the front aspect

2 double radiators

Fitted carpet

Kitchen Diner: 20'11" maximum x 9'10" continues with dining area 11'10" (6.38 x 2.99 / 3.6)

Kitchen Area: 9'10" x 9'10" (2.99 x 2.99)

Dining Area: 10'8" x 9'8" plus door recess area (3.25 x 2.94)

Pendant light fitting

Double glazed window to the rear aspect looking on to the Garden

Range of white wall mounted cupboards & fitted base units with roll top work surfaces & a 1 ½ style sink with drainer unit & mixer tap

Integrated SMEG gas hob, SMEG electric oven & SMEG overhead extractor hood

Integrated fridge freezer

LVT flooring

Dining area comprises of a pendant light fitting, 2 single radiators & double glazed double doors to the rear which out to the Garden

A door leads to the Utility Room

Utility Room: 7'4" x 6'5" (2.23 x 1.94)

Pendant light fitting

Single radiator

Fitted base unit with a single sink & drainer unit

Space to accommodate a tumble dryer & dishwasher

LVT flooring

A Rear Entrance Door with a double glazed window gives access out to the Garden

An internal door gives access into the Integral Garage

First Floor Accommodation

Landing

Pendant light fitting

Single radiator

A built-in storage cupboard with shelf space within

Fitted carpet

Bedroom 1 with En-Suite & Walk-in Wardrobe: 11'3" maximum into recess x 10'3" maximum (3.42 x 3.12)

Pendant light fitting

Double glazed floor to ceiling window to the front aspect

Single radiator

Fitted carpet

Walk-in Wardrobe: 7'1" x 5'10" (2.15 x 1.77)

Pendant light fitting

Double glazed window to the front aspect

Single radiator

Fitted shelf & hanging rail space

Fitted carpet

En-Suite Shower Room: 9'8" maximum into cubicle x 4'2" maximum (2.94 x 1.26)

Pendant light fitting & recessed light fitting

Single radiator

3 piece suite with wet wall finish & mains shower within the double shower cubicle enclosure

Large fitted mirror

Electric shaver point

LVT flooring

Bedroom 2: 11'2" plus wardrobe space x 9'7" (3.4 x 2.91)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in double wardrobe

Fitted carpet

Bedroom 3: 10'1" x 9'8" (3.07 x 2.94)

Pendant light fitting

Loft access hatch

Double glazed window to the rear aspect

Single radiator

Fitted carpet

Bedroom 4: 9'7" x 8'2" maximum plus wardrobe space (2.91 x 2.49)

Pendant light fitting

Double glazed window to the rear aspect

Single radiator

Built-in single wardrobe

Fitted carpet

Bathroom: 7'7" x 5'6" (2.3 x 1.67)

- Pendant light fitting
- Double glazed window to the rear aspect
- Single radiator
- 3 piece suite with tiles walls, mains shower & shower screen to the bath area
- LVT flooring

Outside Accommodation

Integral Garage: 17'9" deep x 9'1" wide

- Up & over door to the front
- Boiler to the rear
- Fitted with lighting within
- Double power point

Timber Built Workshop with moveable internal panel wall

- Store Shed Area 7'7" x 5'6" with single door access
- Main Area 9'8" x 7'8" double glazed frosted window, 4 power points & a canopied entrance door
- Diesel Heater within (is to remain)
- Decking surround
- External power point

Garden

- Mostly laid to lawn with a decked seating area
- Decked seating area
- Side entrance gate gives access to the Front of the Property

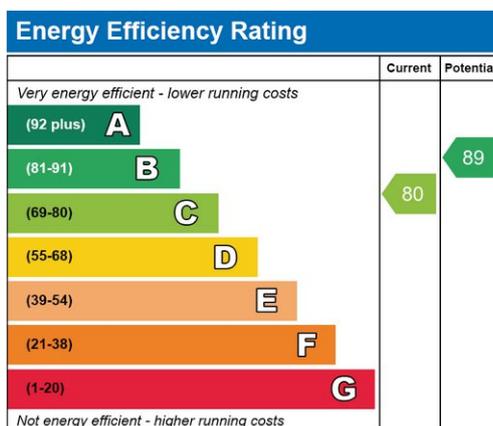
Note 1

All light fittings & floor coverings are to remain as well as the Diesel Heater to the Workshop

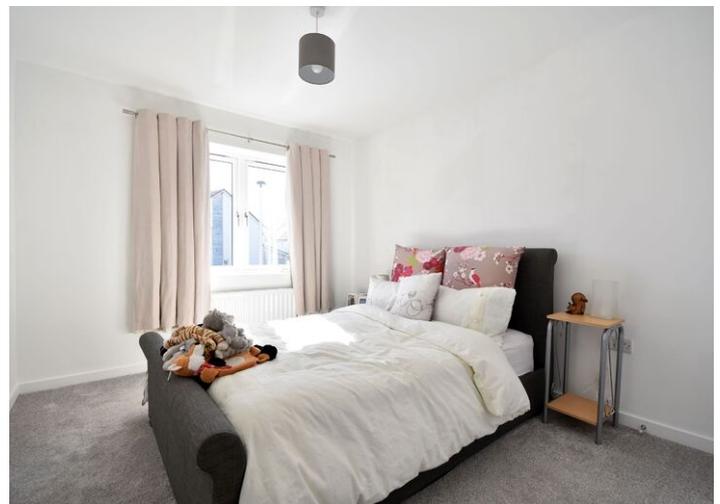
Energy Performance Rate

Council Tax Band

Currently E











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.