

# CLUNY ESTATE AGENTS

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## Duncraig, 9 Gordonstoun Road, Duffus IV30 5WE



This detached, stone-built four bedroom property is set in mature garden grounds and would make a lovely family home

**DETACHED HOUSE  
FOUR BEDROOMS  
FLOORED LOFT  
DRIVEWAY AND GARAGE WITH  
EXTRA STORAGE ABOVE  
LARGE GARDEN  
OIL CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING F  
COUNCIL TAX BAND E  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£290,000**

E762

This four bedroom stone-built detached house is set in mature garden grounds in the village of Duffus, just a few miles from Elgin and the popular coastal towns of Hopeman and Lossiemouth.

The gated private driveway leads to a garage with upstairs storage. With an established garden to the front of the property, there is also a timber shed, a low maintenance seating area, stone-built store and greenhouse.

Benefiting from oil central heating and double glazing, the accommodation comprises: Lounge with wood-burning stove, family living room with open fire, dining kitchen, separate utility room, a down-stairs bedroom and family bathroom. Upstairs is a spacious landing, three further bedrooms all with built-in storage, and a shower room. The loft is fully lined and floored and is accessed via a loft ladder from the downstairs hallway.

A viewing of this lovely family home is highly recommended.





**Bedroom 4**



**Bedroom 1**



**Bedroom 1**



**Bedroom 2**



**Bedroom 2**



**Bedroom 3**



**Bedroom 3**

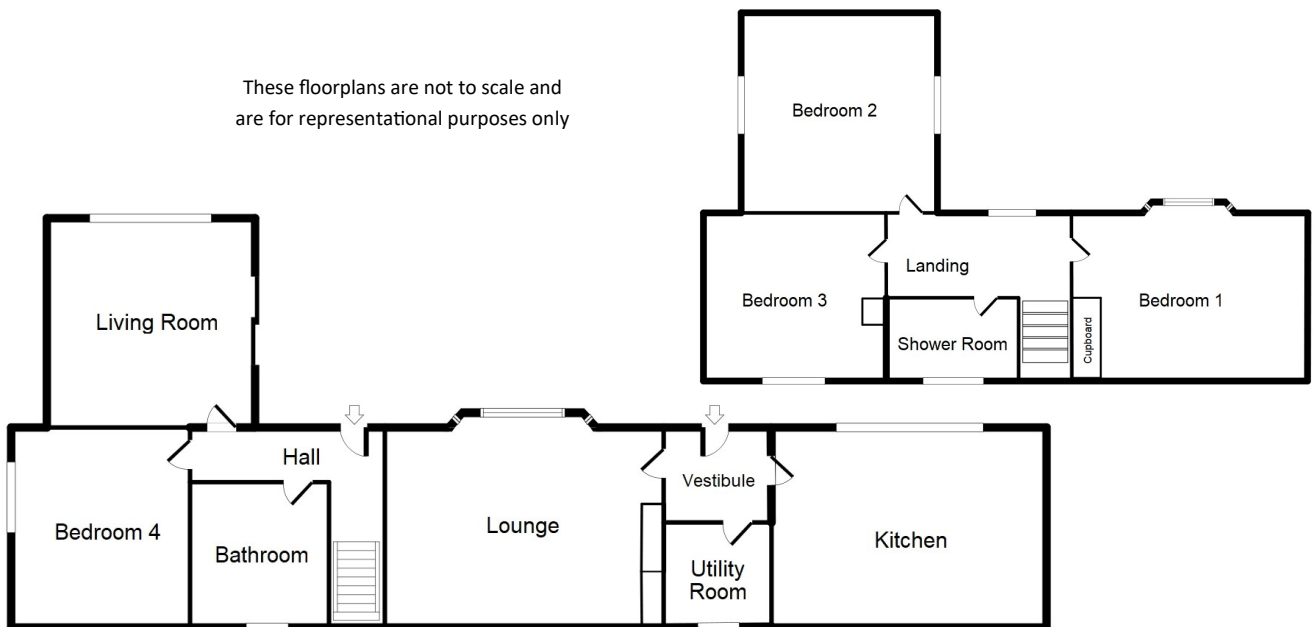
**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 4.29m x 3.46m 14'1" x 11'4"
- Utility 2.38m x 1.64m 7'10" x 5'5"
- Lounge 5.21m x 3.90m 17'1" x 12'10"
- Bathroom 2.89m x 1.83m 9'6" x 6'0"
- Living Room 5.00m x 4.98m 16'5" x 16'4"

- Bedroom 1 4.09m x 3.33m 13'5" x 10'11"
- Bedroom 2 4.37m x 3.98m 14'4" x 13'1"
- Shower Room 2.08m x 1.85m 6'10" x 6'1"
- Bedroom 3 4.08m x 3.00m 13'5" x 9'10"
- Bedroom 4 4.10m x 3.05m 13'6" x 10'



These floorplans are not to scale and are for representational purposes only



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.