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3 St Peter's Road Duffus IV30 5QL



This one and a half storey detached property is situated in an established residential area of Duffus and would make a lovely family home

**DETACHED PROPERTY
FOUR BEDROOMS
FRONT AND REAR GARDENS
DRIVEWAY AND GARAGE
SHED AND WORKSHOP
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£235,000**

E785

This one and a half storey detached property is situated in an established residential area of Duffus, close to village amenities and just a few miles from Elgin.

Duffus is home to the prestigious Gordonstoun School and historic Duffus Castle and is within a short drive of the popular seaside towns of Hopeman and Lossiemouth.

The accommodation comprises to the ground floor: Entrance vestibule, hallway, living room, dining kitchen, rear vestibule/boiler room, bathroom and three double bedrooms.

To the first floor is a master suite comprising a living room, bedroom and en suite shower room.

With double glazing and oil-fired central heating, the property also benefits from a private driveway and attached single garage with boiler room behind. A large timber workshop in the rear garden has light, power and additional storage above.

With garden grounds to the front and rear, this would make a lovely family home and a viewing is highly recommended.











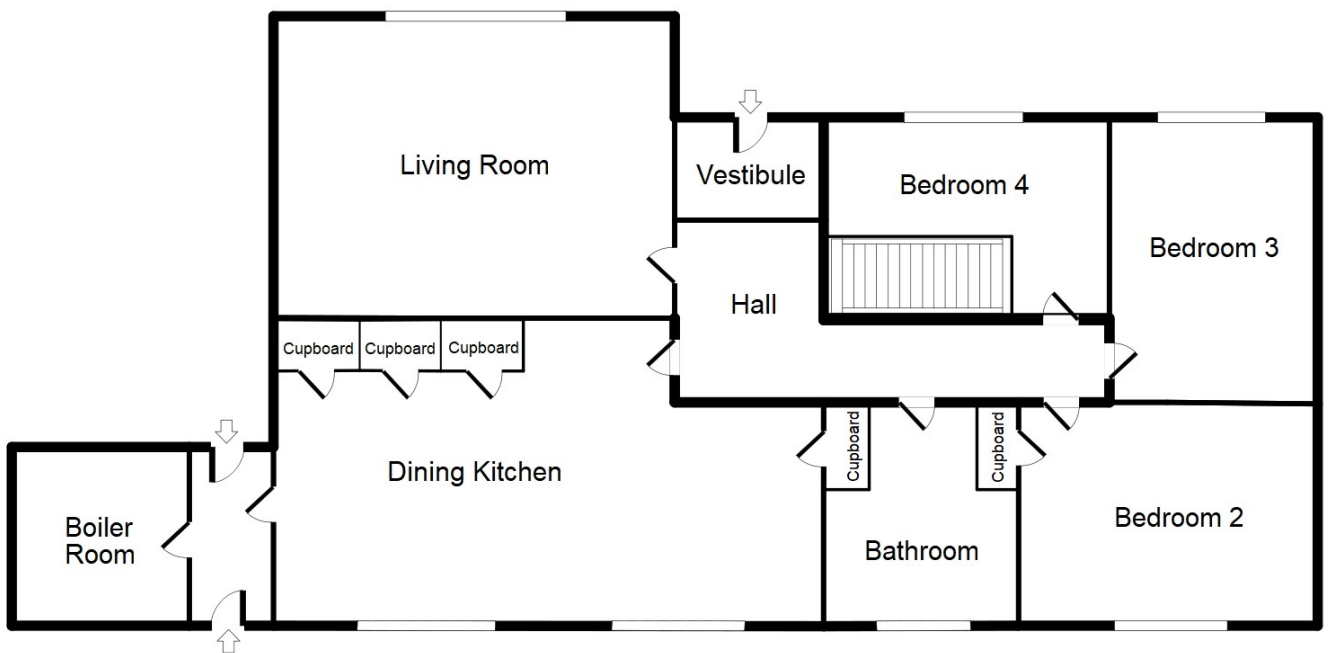


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

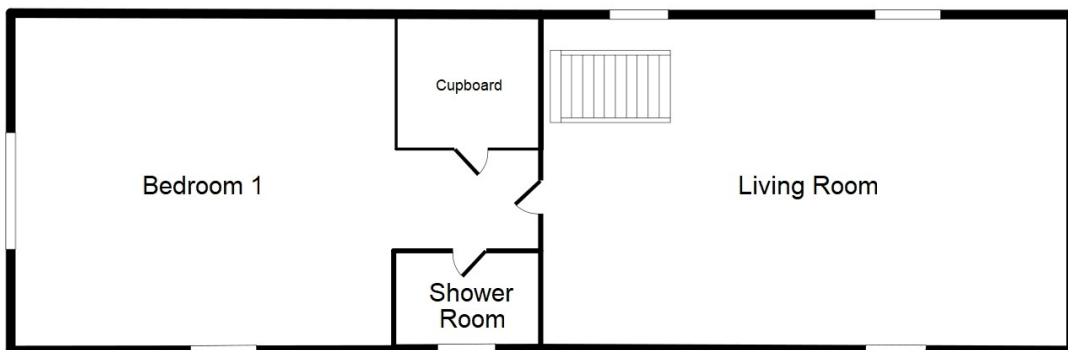
- Vestibule 1.59m x 1.24m 5'3" x 4'1"
- Kitchen/Diner 7.45m x 4.06m 24'5" x 13'4"
- Boiler Room 2.05m x 1.75m 6'9" x 5'9"
- Lounge 5.12m x 4.06m 16'9" x 13'4"
- Bathroom 2.85m x 2.17m 9'4" x 7'2"
- Bedroom 3 3.29m x 3.29m 10'10" x 10'10"
- Bedroom 2 4.46m x 2.71m 14'8" x 8'11"
- Bedroom 1 3.89m x 2.87m 12'9" x 9'5"

Upstairs

- Living Room 6.68m x 4.43m 21'11" x 14'6"
- Bedroom 4 4.42m x 4.18m 14'6" x 13'9"
- En Suite 2.52m x 1.64m 8'3" x 5'4"
- Dressing Room 2.54m x 1.63m 8'4" x 5'4"



Please note these floor plans 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.