

43 Duffus Crescent  
Elgin  
Morayshire  
IV30 5PY



**Fixed Price £269,500**

Benefiting from a corner plot position and a spacious garden is this 3 Bedroom Extended Detached House. The current owners extended the property to the ground floor which now provides a roomy Kitchen and Dining space with separate Utility Room.

### Features

An Extended 3 Bedroom Detached House

Corner Plot Position

Spacious Garden

Double Glazing

Gas Central Heating

Driveway

Garage

Benefiting from a corner plot position and a spacious garden is this 3 Bedroom Extended Detached House. The current owners extended the property to the ground floor which now provides a roomy Kitchen and Dining space with separate Utility Room.

Accommodation comprises on the Ground Floor comprises a Vestibule, Lounge, Dining area, Kitchen, Utility Room and a Ground Floor W.C Cloakroom.

The First Floor Accommodation comprises Bedroom 1 with En-Suite Shower Room, 2 further Bedrooms & the Bathroom.

Entrance to the property is via the front entrance door which leads into the Vestibule.

Vestibule

Coved ceiling with a pendant light fitting

Single radiator

Laminate flooring

Lounge: 15'6" x 13' (4.72 x 3.96)

Pendant light fitting

Double glazed windows to the front and side aspects

Double radiator

A carpeted staircase leads up to the First Floor Landing

Fitted carpet

A wide-open doorway leads through into a roomy Dining Area

Dining Area – 14'5" (4.39) x 9'3" (2.81)

Formally this area was the kitchen, but is now a roomy dining space

Pendant light fitting and recessed ceiling lighting

Single radiator

Laminate flooring

Doors lead to an Inner Hallway area which then leads to the Ground Floor W.C Cloakroom. Open doorways from the Dining area lead to the Kitchen

Kitchen: 15'11" (4.85) x 10' (3.05)

A modern and bright kitchen comprising 3 double glazed Velux windows

Recessed ceiling lighting

A range of wall mounted cupboards and fitted base units

Integrated Smeg gas hob and Smeg electric oven

Integrated dishwasher, fridge and freezer

1 ½ style sink with drainer unit and mixer tap

Laminate flooring with under floor heating

Double glazed window to the side with a sliding patio door which leads out to the garden

Utility Room – 10'8" (3.25) x 6' (1.83)

Recessed ceiling lighting

Double glazed window to the side

Wall mounted cupboards and fitted base unit

Single sink with drainer unit and mixer tap

Space to accommodate a washing machine and tumble dryer  
Laminate flooring with under floor heating  
A side uPVC door with double glazed frosted window leads out to the Garden

Inner Hallway Area  
Ceiling light fitting  
Good sized built-in cupboard with shelving within  
Laminate flooring  
A door leads through to the Ground Floor Cloakroom.

W.C Cloakroom: 7'1" x 5'9" maximum (2.15 x 1.75)  
Ceiling light fitting  
Single radiator  
2-piece suite comprising a pedestal wash hand basin and press flush W.C  
Laminate flooring

#### First Floor Accommodation

Landing  
2 pendant light fittings  
Mains smoke alarm  
Loft access hatch leads to a partially floored loft fitted with 2 double glazed Velux windows  
Double radiator  
Fitted carpet

Bedroom 1 with En-Suite: 13'1" maximum plus wardrobe space x 11' maximum (3.98 x 3.35)  
Pendant light fitting  
Double glazed window to the rear aspect  
Single radiator  
Spacious built-in double wardrobes with sliding doors  
Fitted carpet

En-Suite Shower Room: 5'9" maximum x 6'8" maximum (1.75 x 2.02)  
Ceiling light fitting  
Double glazed frosted window to the rear aspect  
Single radiator  
Double shower cubicle with mains shower and tiled walls within  
Recessed wash basin and press flush W.C with a concealed cistern  
Vinyl flooring

Bedroom 2: 10'3" plus wardrobe space x 11'10" maximum (3.12 x 3.6)  
Pendant light fitting  
Double glazed window to the front aspect and side aspects of the room  
Single radiator  
Built-in wardrobe  
Fitted carpet

Bedroom 3: 7'6" x 9'5" plus wardrobe space (2.28 x 2.86)  
Pendant light fitting

Double glazed window to the front aspect  
Single radiator  
Built-in wardrobe  
Fitted carpet

Bathroom: 9'4" maximum x 6'8" maximum (2.84 x 2.02)  
Ceiling light fitting  
Double glazed frosted window to the rear aspect  
Single radiator  
Bath with shower screen and shower  
Recessed wash basin and press flush W.C with concealed cistern  
Built-in cupboard which houses the hot water tank system  
Vinyl flooring

#### Outside Accommodation

##### Garden:

Good sized garden which is mostly laid to lawn with fenced boundaries  
There is a paved garden area to the rear of the kitchen extension with a further area laid to wood chip with drying line.

##### Driveway

Lock Block Driveway which provides parking for 2 vehicles

##### Single Garage

Up & over door to the front  
Houses the gas boiler within

##### Council Tax:

Band E

##### Note 1

All fitted blinds, floor coverings and light fittings are to remain.

##### Note 2

There is a communal estate factoring fee of approximately £120 per annum.



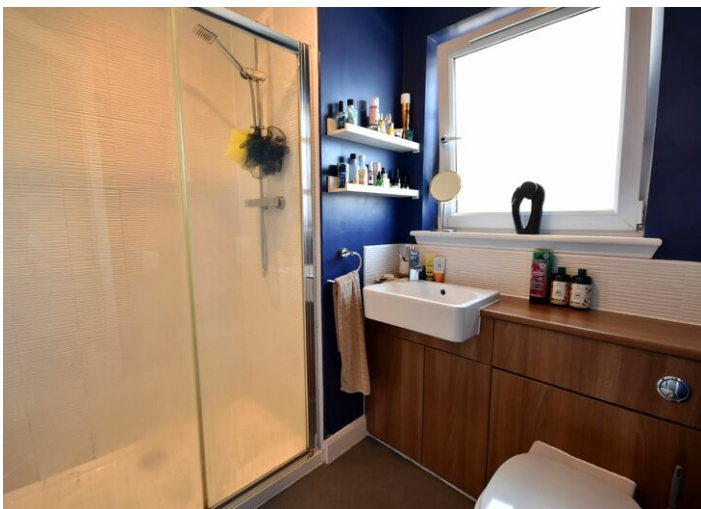
# Energy Performance Rate

# 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>		89
(69-80) <b>C</b>	79	
(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.