



**Harper
Macleod LLP**
Estate Agents & Solicitors



7 St. Peters Road, Duffus, IV30 5QL

Offers over £265,000

Modern detached house situated in the popular village of Duffus. The property, which would make an ideal family home, is next to Gordonstoun School and has bus links to both Hopeman Primary School and Lossiemouth High School. The accommodation comprises entrance vestibule, hallway, lounge, sitting room, dining kitchen, four double bedrooms and two shower rooms. The property further benefits from double glazing, oil central heating, spacious driveway providing off street parking, detached garage and well-maintained gardens to the front & rear.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

5'2" x 3'11" (1.59m x 1.21m)



UPVC and glazed door with glazed side panel; wood effect laminate flooring; built-in cupboard housing the electric consumer units; wooden & glazed door leads into the hallway.

HALLWAY

13'10" at longest x 12'10" at widest (4.24m at longest x 3.92m at widest)



Ceiling light fitting; wood effect laminate flooring; built-in, under-stair storage cupboard; leads to lounge, bedroom 3/dining room, bedroom 4, sitting room and the staircase to the first floor.

LOUNGE

16'11" x 12'0" (5.16m x 3.68m)



Window to front; ceiling light fitting; fitted carpet.

BEDROOM 3/DINING ROOM

12'4" x 11'3" (3.78m x 3.43m)



Currently used as a dining room but could be an additional ground floor bedroom. Window to front; ceiling light fitting; fitted carpet; built-in cupboard with hanging rail & shelving.

BEDROOM 4

11'1" x 9'9" (3.39m x 2.99m)



Window to rear; ceiling light fitting; fitted carpet; double built-in wardrobe.

SHOWER ROOM

7'9" x 6'0" (2.37m x 1.84m)



Window to side; ceiling light fitting; wood effect vinyl flooring; newly fitted three piece suite comprising WC, vanity mounted sink and double shower cubicle with mains fed shower; wall mounted towel radiator.

SITTING ROOM

13'0" x 9'8" (3.97m x 2.96m)



Open plan to dining kitchen; inset ceiling spotlights; fitted carpet; UPVC and glazed door with two glazed side panels leads out to the rear garden.

DINING KITCHEN

13'11" x 10'5" (4.26m x 3.18m)



Window to rear; three ceiling light fittings; tile effect vinyl flooring; fitted kitchen in a medium wood effect; electric oven; ceramic electric hob & hood; washing machine; fridge freezer in alcove; built-in airing cupboard with shelving and housing the oil central heating boiler; doorway to rear vestibule.

REAR VESTIBULE

3'1" x 3'1" (0.96m x 0.94m)

Ceiling light fitting; tile effect vinyl flooring; wooden and glazed door leads out to the rear garden.

STAIRCASE & LANDING

13'4" x 9'4" (4.07m x 2.86m)



Velux window to front; ceiling light fitting; wood effect laminate flooring; spacious walk in storage cupboard with light (2.86m x 1.27m); leads to bedrooms 1 & 2 and shower room.

BEDROOM 2

17'9" at longest x 11'3" at widest (5.42m at longest x 3.43m at widest)



Velux windows to front and rear; ceiling light fitting; fitted carpet; double built-in wardrobe.

BEDROOM 1

14'6" at longest x 13'9" at widest (4.43m at longest x 4.20m at widest)



Two Velux windows to front; ceiling light fitting; fitted carpet; double built-in wardrobe.

SHOWER ROOM

10'2" x 4'10" (3.10m x 1.49m)



Velux window to rear; wall light fitting; extractor; vinyl flooring; three piece suite comprising vanity mounted sink, WC and shower cubicle with mains fed shower; wall mounted towel radiator.

DETACHED GARAGE

17'8" at longest x 14'2" at widest (5.40m at longest x 4.33m at widest)



Up and over door; power and light; window to side.

OUTSIDE



NOTES

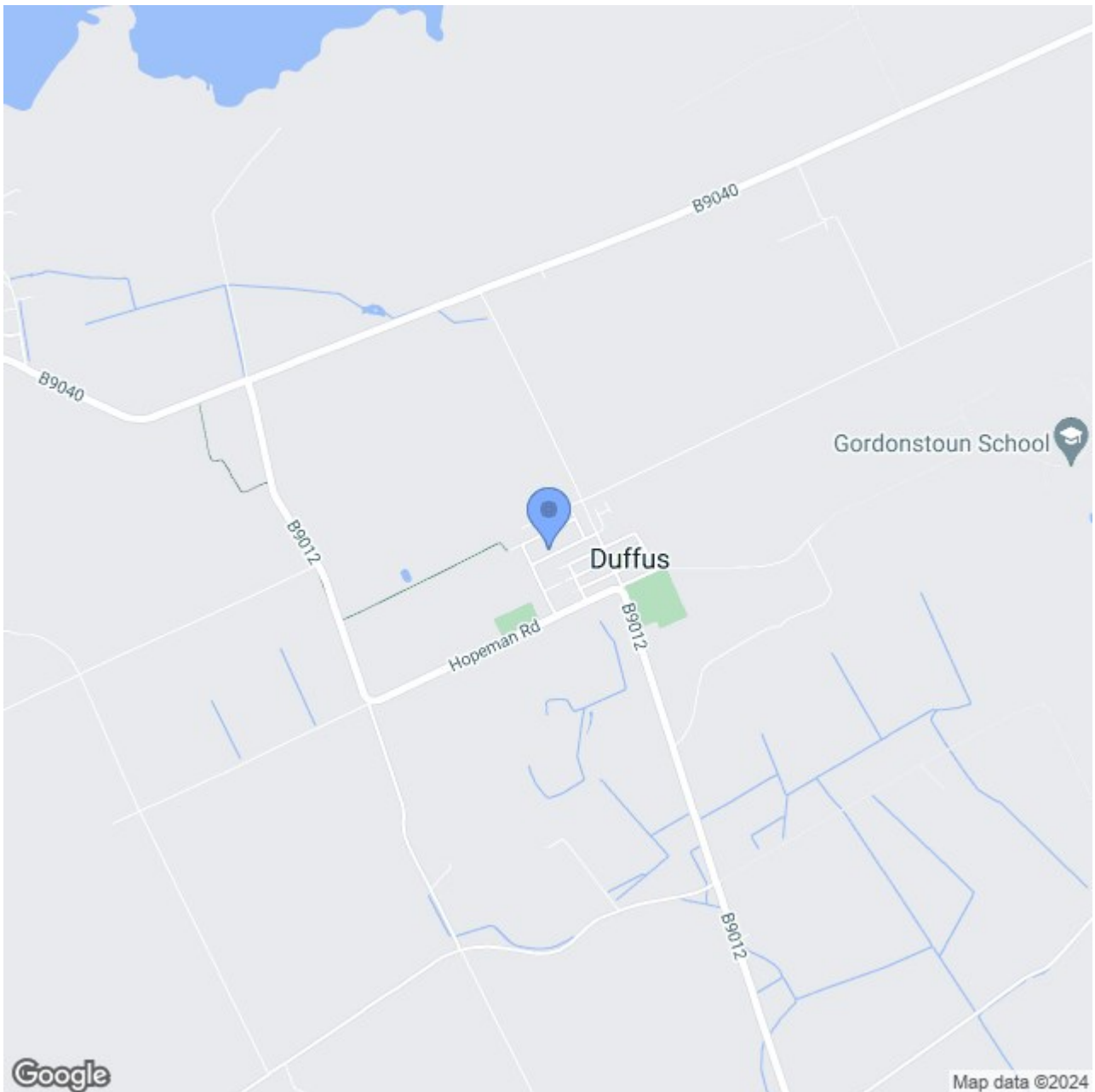


Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all shower room fittings, the built-in oven, hob & hood, washing machine and fridge freezer in the kitchen and the wooden shed in the garden.

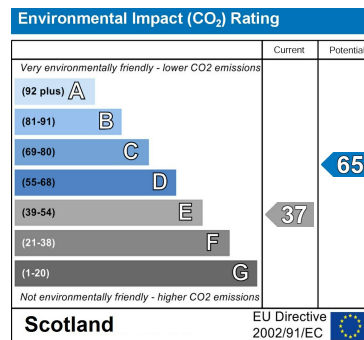
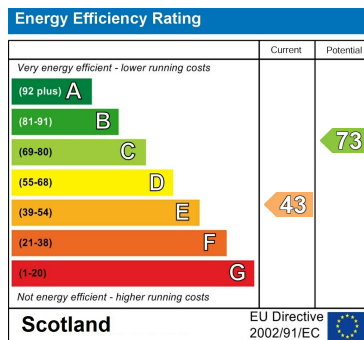
Council Tax Band: D

Viewings contact the selling agent on 01343 555150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagency-moray.co.uk>