



**Harper
Macleod LLP**
Estate Agents & Solicitors



15 Duffus Road, Elgin, IV30 4NP
Offers over £385,000

Contemporary designed five bedroom detached house, situated in the popular Bishopmill area of Elgin, and conveniently located within walking distance to Bishopmill Primary School and Elgin Academy. The accommodation comprises: entrance hallway, lounge, dining kitchen, cloakroom / guest WC, sitting room/ground floor bedroom, mezzanine landing, four further bedrooms (one en-suite), family bathroom and study. The property further benefits from double glazing, gas central heating, garden, integral garage & driveway providing off-street parking.

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ENTRANCE HALLWAY

15'3" x 11'11" (4.66m x 3.65m)



UPVC & glazed entrance door with glazed side panels; inset ceiling spotlights; ceramic tile flooring; double built-in storage cupboard; further built-in under-stair storage cupboard; staircase to the first floor.

LOUNGE

21'7" x 13'1" (6.60m x 4.00m)



Triple aspect to front, side and rear; vaulted ceiling; inset ceiling spotlights; three wall light fittings; recessed wood burner; fitted carpet; Patio doors lead to the rear garden.

DINING KITCHEN

35'5" x 11'10" (10.82m x 3.62m)



Windows to rear; inset ceiling spotlights & ceiling light fittings; fitted kitchen in cream gloss; built-in double oven; warming drawer; electric hob and hood; integrated dishwasher; American style fridge freezer; breakfast bar; dining table and chairs; ceramic tile flooring.

CLOAKROOM & GUEST WC

5'7" x 4'11" (1.71m x 1.51m)



Internal room; fixed shelving and coat hooks; ceramic tile flooring; door to garage.

GUEST WC: Ceiling light fitting; extractor; WC; pedestal sink; ceramic tile flooring.

GROUND FLOOR BEDROOM / SITTING ROOM
9'3" x 9'3" (2.83m x 2.83m)



Window to front; ceiling light fitting; fitted carpet.

STAIRCASE & MEZZANINE LANDING



Inset ceiling spotlights; ceiling light fitting; hatch to the loft space; built-in storage cupboard; fitted carpet.

BEDROOM 1
13'4" x 11'11" (4.07m x 3.64m)



Double aspect to side and rear; ceiling light fitting; double built-in wardrobe; fitted carpet; door to en-suite shower room.

EN-SUITE SHOWER ROOM
8'5" x 7'3" (2.59m x 2.23m)



Velux window to side; walk-in shower enclosure with mains fed shower; WC; pedestal sink; WC; bidet; vinyl flooring.

FAMILY BATHROOM

8'10" x 7'3" (2.71m x 2.23m)



Velux window to side; inset ceiling spotlights; extractor; bath; walk-in shower enclosure with mains fed shower; pedestal sink; WC.

BEDROOM 2

14'7" x 14'4" (4.46m x 4.38m)



Window to front; ceiling light fitting; double built-in wardrobes; fitted carpet.

STUDY

9'0" x 7'3" (2.75m x 2.21m)



Velux window to front; ceiling light fitting; fitted carpet.

BEDROOM 3

11'10" x 9'2" (3.63m x 2.81m)



Window to front; ceiling light fitting; double built-in wardrobes; fitted carpet.

BEDROOM 4

11'10" x 9'1" (3.63m x 2.78m)



Window to front; ceiling light fitting; double built-in wardrobes; fitted carpet.

INTEGRAL GARAGE



Up and over door; plumbed for washing machine and tumble dryer; range of base units and fixed shelving.

OUTSIDE



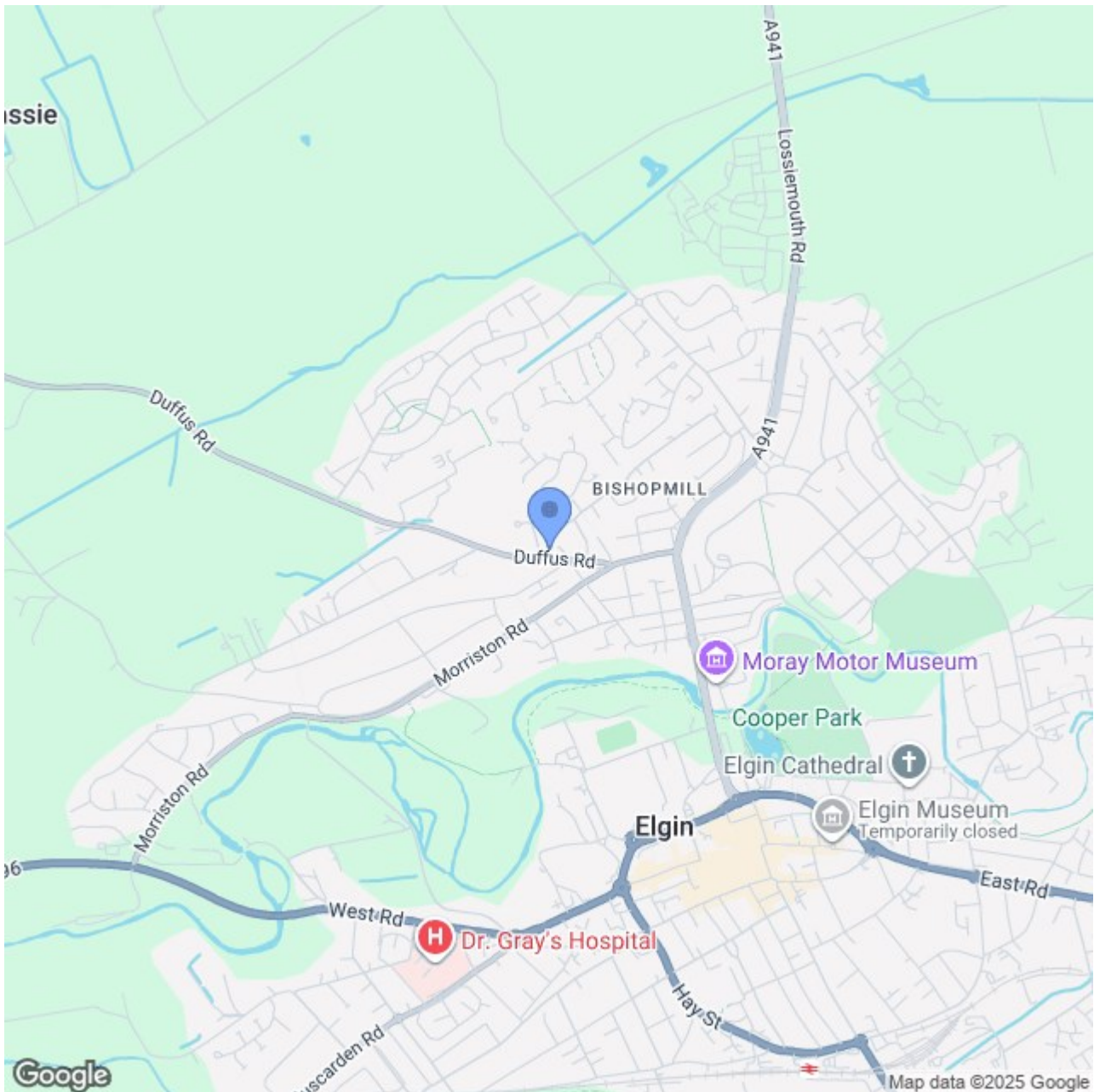
The front of the property is laid to lawn with mature shrubs and trees. The rear garden has been landscaped with a mix of paving, decking and low maintenance gravel with a variety of mature trees & shrubs; pergola; stone-built pizza oven; greenhouse; raised beds for planting. A tarmac driveway provides off-street parking for several vehicles and leads to the garage.



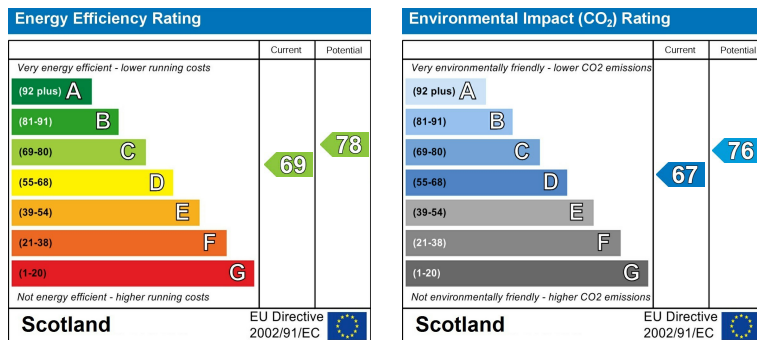
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite and guest WC fittings, the oven, hob, hood, integrated dishwasher and American-style fridge freezer in the kitchen and the summerhouse and pizza oven in the garden.

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.

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