

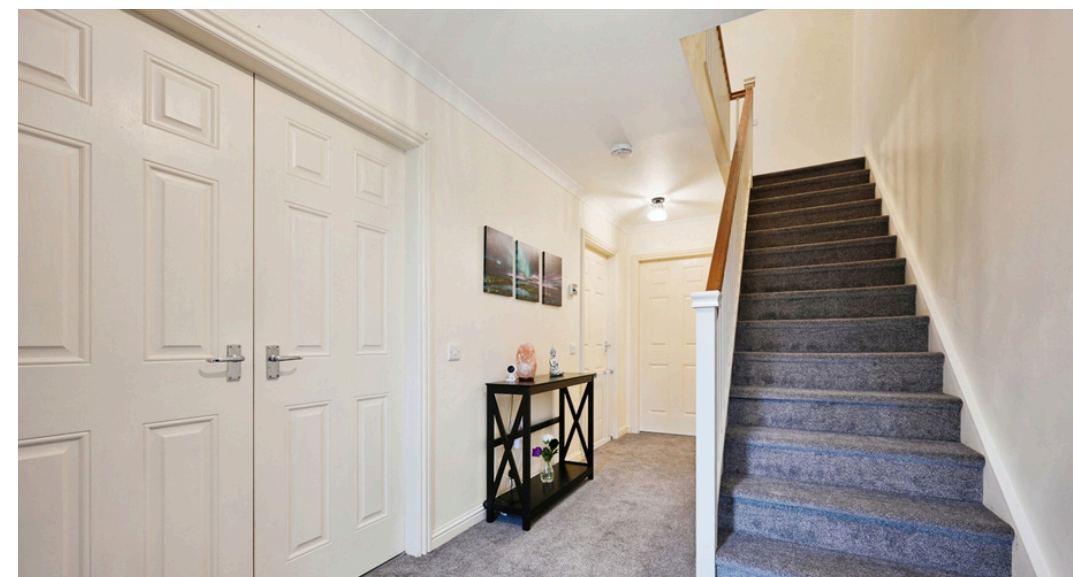


nested
elgin

**33 DUFFUS CRESCENT
ELGIN
IV30**

OFFERS OVER £270,000

Welcome to this charming four-bedroom detached house, nestled in the popular residential area of Hamilton Gardens with the added benefit of proximity to a local park and reputable schools. This property offers ample space for a growing family or those who enjoy having extra room for guests or hobbies. The layout provides a comfortable and spacious environment for daily living, with separate areas for relaxing, entertaining and sleeping.



Property Summary

 **X 4**

 **X 3**

 **X 3**



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THE LOUNGE

THE GROUND FLOOR INCLUDES A BRIGHT AND SPACIOUS LIVING ROOM, IDEAL FOR FAMILY RELAXATION AND ENTERTAINING GUESTS.



KEY FEATURES

- 4 SPACIOUS BEDROOMS
- OPEN-PLAN KITCHEN/ DINER
- CONSERVATORY
- LOW-MAINTENANCE GARDEN
- GARAGE AND UTILITY ROOM



THE KITCHEN & UTILITY

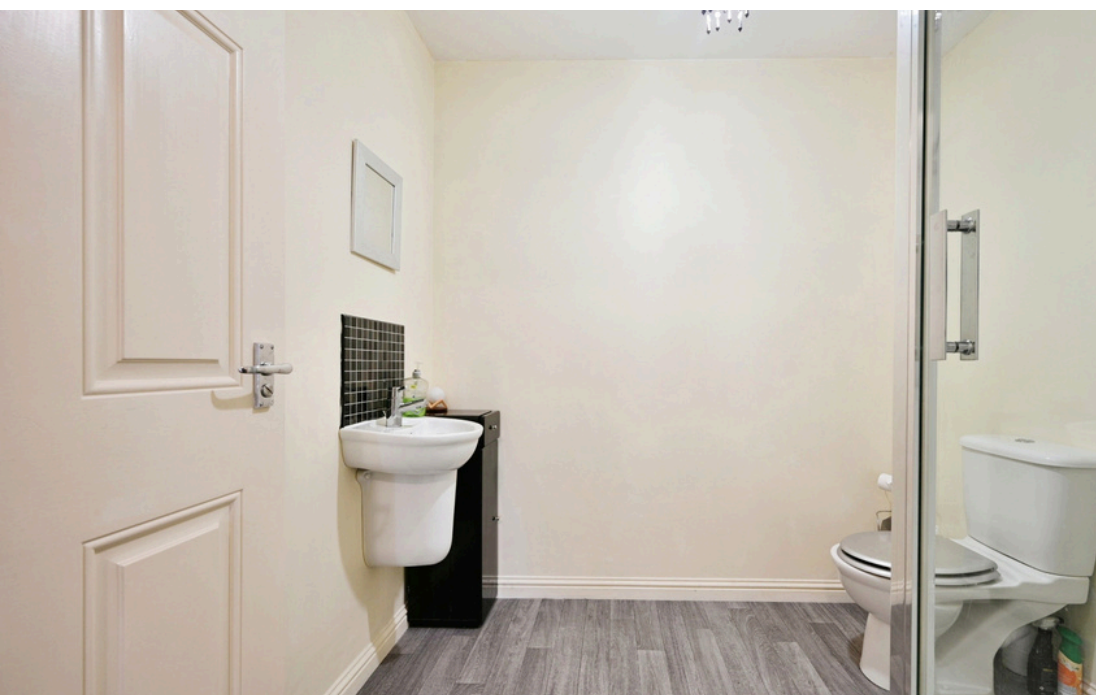
A SPACIOUS AND MODERN KITCHEN/DINING AREA IS IDEAL FOR ENTERTAINING OR FAMILY GATHERINGS. THE ROOM OFFERS AMPLE COUNTER AND CUPBOARD SPACE, AS WELL AS A COMFORTABLE DINING AREA.



THE CONSERVATORY



LEADING FROM THE KITCHEN/DINER, THE CONSERVATORY OFFERS AN ABUNDANCE OF NATURAL LIGHT AND A GREAT ADDITIONAL SPACE TO ENJOY YEAR-ROUND, PERFECT FOR RELAXATION OR USE AS A PLAY AREA.



**DOWNSTAIRS
SHOWER
ROOM**



BEDROOM 1





BEDROOM 2



BEDROOM 3



BEDROOM 4

BATHROOM



EN-SUITE



EXTERIORS

THE OUTDOOR SPACE HAS BEEN THOUGHTFULLY RENOVATED, FEATURING ARTIFICIAL GRASS, OFFERING A VIBRANT, GREEN APPEARANCE WITHOUT THE HASSLE OF UPKEEP. PERFECT FOR THOSE WHO PREFER A LOW-MAINTENANCE LIFESTYLE. ALSO INCLUDED IS A SHED AND SUMMER HOUSE

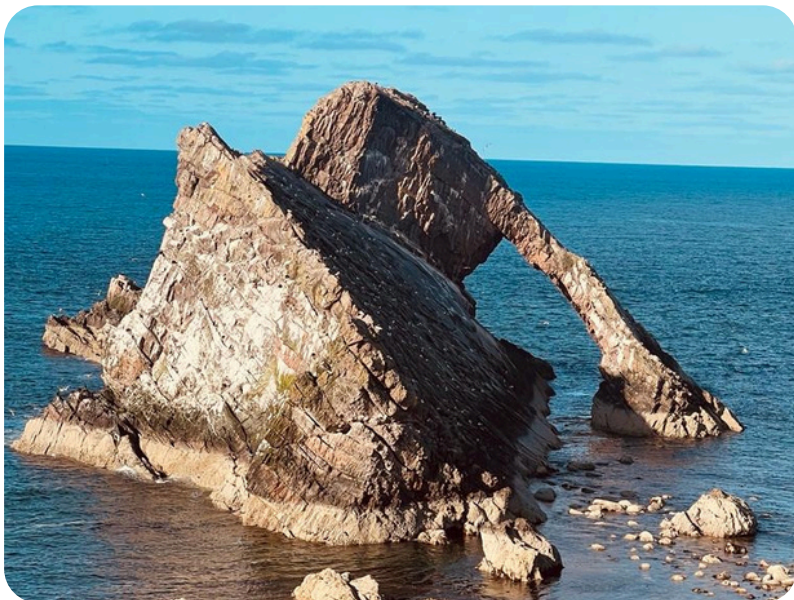


LOCATION



Elgin, situated on the A96 road between Aberdeen and Inverness, offers a variety of educational facilities, including preschools, primary, secondary schools, and higher education. The cathedral city features leisure amenities such as health clubs, a swimming pool, golf courses, and bowling facilities, alongside banks, restaurants, cafes, pubs, local shops, and supermarkets in the town center.

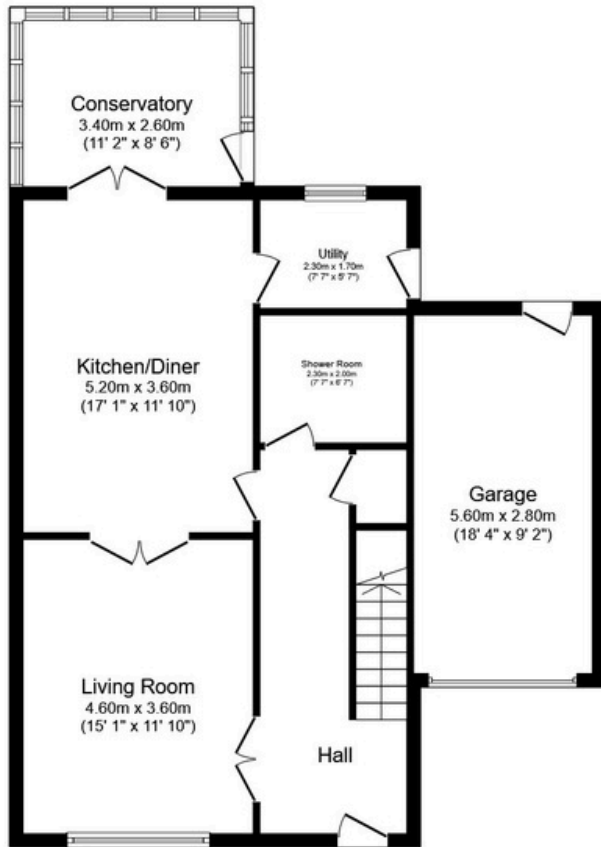
The Moray Coast boasts mild, dry weather and stunning scenery, perfect for beachwalks and wildlife spotting, including dolphins and seals. The nearby River Spey is renowned for salmon and trout fishing. Outdoor activities abound, with options for boating, sailing, golf, shooting, and winter skiing in the Cairngorms and The Lecht. The A96 provides easy access to Aberdeen and Inverness, which offer excellent rail, bus, and air services.



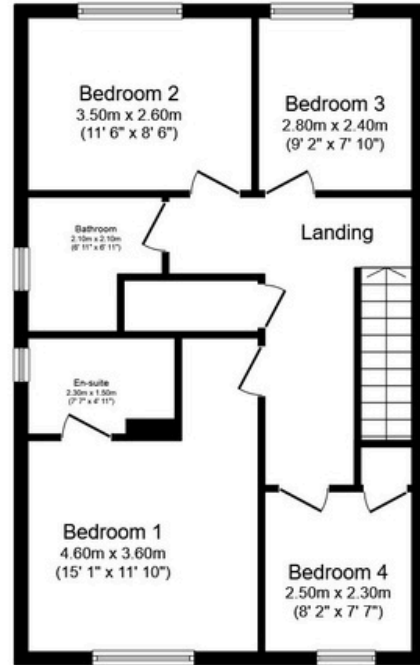
Elgin is a gateway to Scotland's rich cultural heritage, featuring historic sites like Elgin Cathedral and Spynie Palace, and hosting cultural events such as music festivals and art exhibitions. Whether you're into outdoor adventures, cultural experiences, or enjoying the Scottish landscape, Elgin has something for everyone.

VIEWING

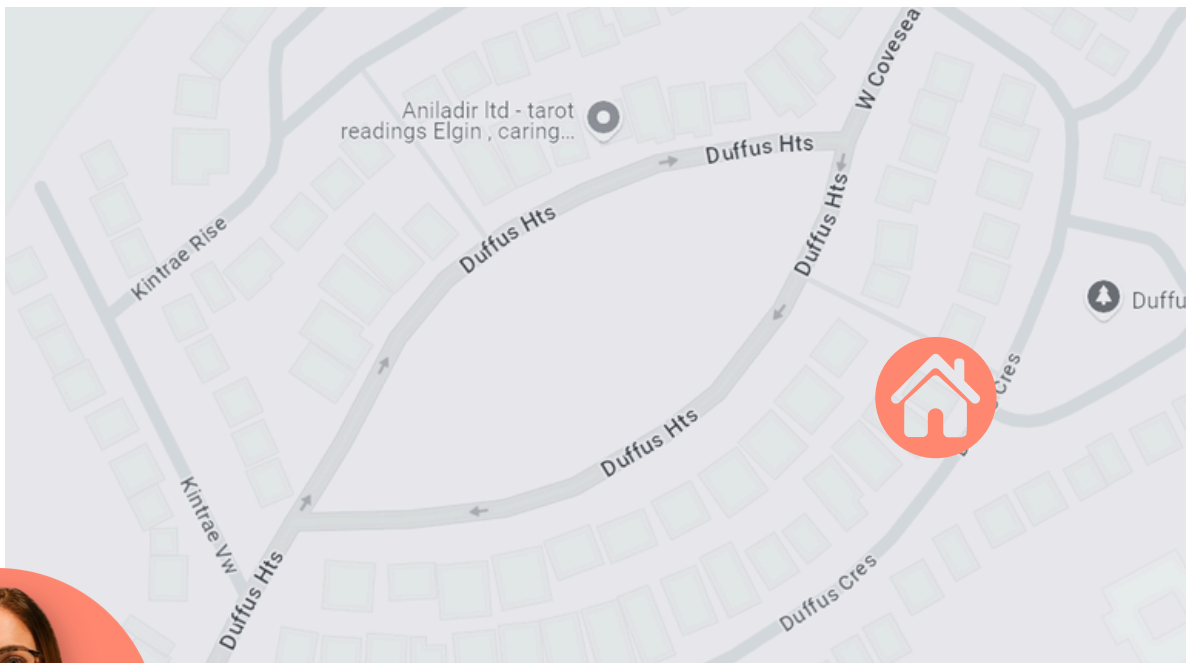
Please contact lynne.stewart@nested.com



Ground Floor



First Floor



LYNNE STEWART
For all your property needs



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