



29 St. Peters Road, Duffus, IV30 5QL  
Offers Over £350,000

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Beautifully Upgraded 4-Bedroom Bungalow with Planning Permission approved and Building Warrant drawings, for Expansion.

Nestled at the top of a peaceful cul-de-sac in the charming village of Duffus, Moray—home to the renowned private Gordonstoun School—this beautifully upgraded 4-bedroom bungalow offers modern, spacious living with a high degree of privacy and a stunning open outlook to the rear.

The property has been fully rewired and fitted with energy-efficient LED downlights throughout. Additional upgrades include Everest double-glazed windows and new front and rear doors. Inside, the hallway and lounge feature elegant oak flooring, while the remaining rooms are finished with soft, neutral wool carpeting that adds a warm, welcoming touch. A newly fitted bathroom and separate shower room enhance the comfort and style of the home, alongside a modern boiler (installed in 2019) and an upgraded oil tank (2022).

Security is covered with an ADT burglar alarm system, and the detached garage benefits from a new door and roof. The driveway provides off-street parking for up to three vehicles.

The rear garden is the true highlight—generous, private and fully enclosed and backing onto open countryside, offering a peaceful and private retreat ideal for entertaining or relaxing. A charming summer house adds versatile outdoor space for work or leisure.

Interested parties should note that there is planning permission and building warrant drawings for a substantial side extension. Plans include a spacious newly fitted kitchen and double height lounge and family room with full-height doors opening directly onto the garden. The current lounge will be reimagined as a luxurious new master bedroom with en suite, and the hallway redesigned to create a more open layout with added light and garden views.

**Entrance Porch**  
4'3" x 5'3" (1.32 x 1.62)  
Window, downlight and parquet flooring with under floor access. (The main stop cock has been re-sited in anticipation of the planned extension. Glazed Oak door to :-







### Hallway

"L" shaped hall with 2 cupboards and solid oak flooring. Hatch with pull down ladder (newly fitted) to centrally floored loft which offers extensive additional storage.

### Lounge

15'8" x 13'1" (4.8 x 4)

Contemporary styling and great natural light from the picture window. Decorative art deco style open working fireplace which adds both charm and comfort —getting much use during the colder months.

### Shower Room

4'3" x 6'6" (1.3 x 2)

Fully tiled with vanity basin, wc and shower cubicle with Mains shower. Window and ladder radiator.



### Dining Kitchen

18'4" x 12'7" (5.6 x 3.84)

A bright, generous double-aspect kitchen with plenty of space for family dining. Though earmarked for future renovation, it's been redecorated and fitted with LED downlights, making it fresh and fully functional. Cream units, solid wood worktops, and a Belfast-style sink create classic appeal, while a Rangemaster range adds a stylish focal point. A full-height fridge freezer is flanked by pull-out larders, and a shelved pantry offers even more storage.



### Utility Room

7'4" x 5'10" (2.25 x 1.79)

Highly functional with fitted units and sink with drainer. Ceiling clothes pulley. Plenty space for appliances. Boiler - replaced 2019 and back door.

### Bedroom 1

12'3" x 9'2" (3.75 x 2.8)

Double bedroom with outlook over the lovely rear garden. Double fitted wardrobe fronted by mirror sliding doors. Downlights, radiator and neutral wool carpet.

### Bedroom 2

11'1" x 8'8" (3.4 x 2.66)

Double front facing bedroom. Double fitted wardrobe fronted by mirror sliding doors. Downlights, radiator and neutral wool carpet.

### Bedroom 3

8'3" x 9'1" (2.52 x 2.79)

Double front facing bedroom. Double fitted wardrobe fronted by mirror sliding doors. Downlights, radiator and neutral wool carpet.









### **Rear Garden**

The rear garden is the true heart of the home—generous, enclosed, and exceptionally private, with a stunning open outlook across rolling farmland. A row of graceful silver birch trees lines the far boundary, adding softness and shade, while the expansive lawn offers an ideal space for families and outdoor living.

Shed, woodstore and kennels offer flexible utility - these, along with the oil tank, are positioned for future re-siting in line with the approved extension plans.

This beautifully maintained garden is a rare and tranquil retreat—perfect for both quiet enjoyment and entertaining.

### **Summer House**

12'7" x 10'4" (3.86 x 3.15)

Charming timber summer house with light and power providing a peaceful escape or creative workspace.

### **Garage**

8'1" x 16'6" (2.47 x 5.03)

Garage with newly replaced roof and up and over door - also with light and power.

### **Fixtures and Fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

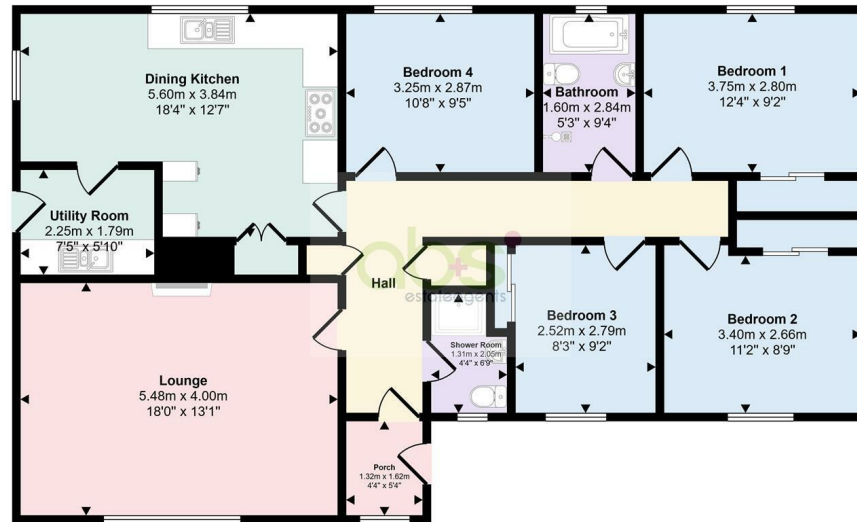
### **Home Report**

The Home Report Valuation as at 3rd April, 2025 is £350,000, Council Tax Band E and EPI rating is D

### **Planning Permission**

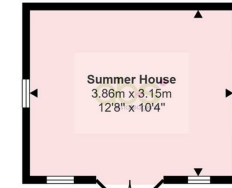
Please contact us for further details on the planning permission application, or the Moray Council Planning Portal, under planning application number 24/01554/APP





**Floorplan**  
Approx 113 sq m / 1218 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Summerhouse**  
Approx 12 sq m / 131 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		

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EU Directive  
2002/91/EC

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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