



**1 St Peters Road, Duffus IV30 5QL**

**Guide Price £290,000**



# Key Features

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- Upgraded 4/5-bedroom detached home in walk-in condition
- Close to Gordonstoun School — ideal for families connected to the campus
- Spacious open-plan kitchen and dining area with direct garden access
- Bright, generously proportioned front lounge
- Additional snug/sitting room offering flexible ground-floor living
- Ground-floor bedroom plus modern family bathroom
- Three further well-sized first-floor bedrooms
- Contemporary first-floor bathroom
- Enclosed, low-maintenance rear garden with lawn and patio
- Attractive front garden and driveway parking



*Detached 4/5-bedroom home in a quiet Duffus situation which has been freshly redecorated throughout with spacious and flexible interiors, generous garden to front and rear, driveway & garage.*





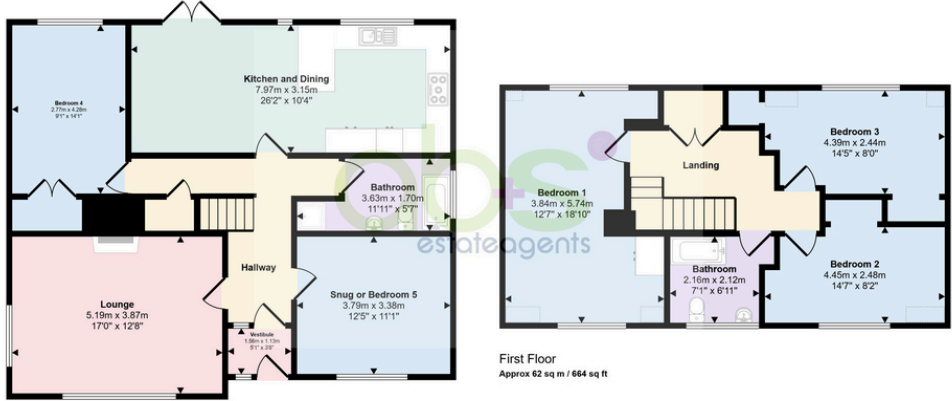




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
158 sq m / 1700 sq ft



Ground Floor  
Approx 96 sq m / 1036 sq ft

Denotes head height below 1.5m

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.

**Tenure Type:** Freehold  
**Council Tax Band:** E  
**Council Authority:** Moray

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