



16 Duffus Crescent, Elgin IV30 5PY

Offers Over £240,000



Key Features

- Well presented semi detached 3 bedroom house with integral garage, driveway and low maintenance garden
- Sought-after Hamilton Gardens residential location
- Enjoying a quieter setting, set back from the main route within the development
- Bright front-facing lounge with contemporary finish
- Modern open-plan kitchen and dining area
- French patio doors opening into a sun-filled conservatory
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two further well-proportioned bedrooms with fitted wardrobes
- Modern family bathroom with shower over bath
- Enclosed, low-maintenance rear garden with patio and lawn



Immaculate three-bedroom semi-detached home in the ever-popular Hamilton Gardens development, Elgin. Boasting modern interiors, generous living space, private gardens and driveway parking, this superb home is perfect for families, first-time buyers or professionals.





Located within the popular and well-established Hamilton Gardens development, this attractive three-bedroom semi-detached house offers spacious and thoughtfully arranged accommodation across two levels, together with a garage, driveway parking and an enclosed rear garden.

The property opens into a welcoming entrance hall which provides access to the bright and comfortable lounge is positioned to the front of the property and is finished in a contemporary style with feature wall panelling and wood-effect flooring, creating an inviting space for relaxation.

From the lounge, a hallway connects to the rear of the property and provides access to a convenient guest WC, as well as a rear external door opening directly the side pathway with bin storage. The hallway opens into the impressive open-plan kitchen and dining area, forming the heart of the home. The modern fitted kitchen offers a generous range of wall and base units, complementary worktops and integrated appliances including gas hob, oven and dishwasher, while the dining area benefits from excellent space for family dining and entertaining. French patio doors from the dining area open directly into the conservatory, a bright and versatile space with glazed surrounds and views over the rear garden. This room provides an ideal second sitting area, playroom or garden room and enhances the flow of natural light throughout the rear of the home.

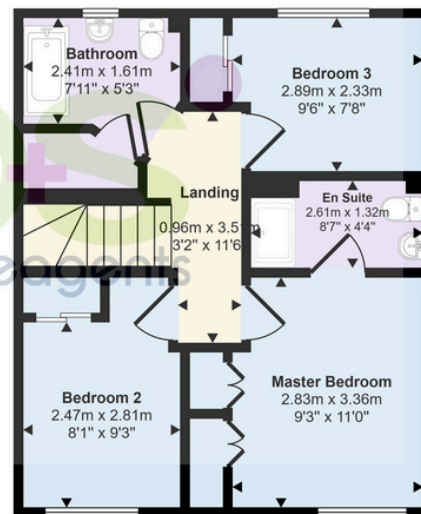
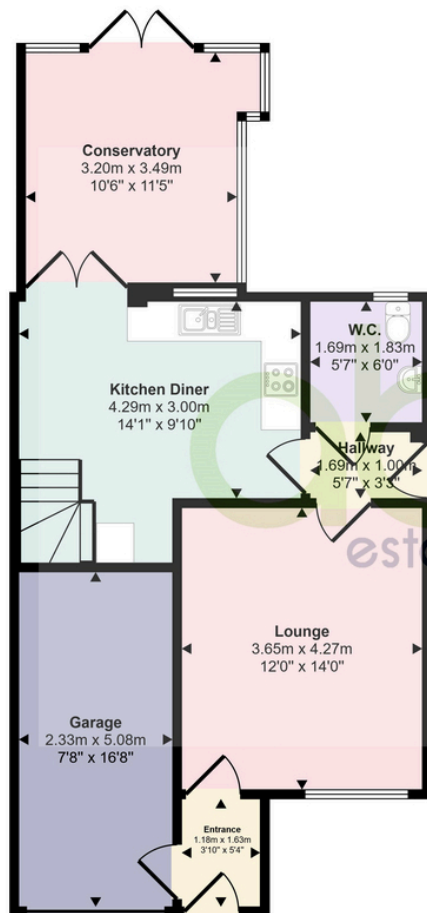
On the first floor, the accommodation comprises three well-proportioned bedrooms. The master bedroom features fitted wardrobes and is further enhanced by a private en-suite shower room. Bedroom two is a ge double room, while bedroom three offers flexibility for use as a child's bedroom, guest room or home office. A modern family bathroom, fitted with a contemporary suite including bath with shower over, serves the remaining bedrooms.

Externally, the property enjoys a fully enclosed, low-maintenance rear garden with a combination of patio and lawn areas, ideal for outdoor dining and family use. To the front, a driveway provides off-street parking and leads to the attached single garage, offering additional storage or secure parking.

Hamilton Gardens is a highly sought-after residential area, conveniently located for local schools, transport links, amenities and Elgin town centre. This property represents an excellent opportunity to acquire a stylish and practical family home in a desirable location. Viewing is highly recommended to appreciate the accommodation, layout and setting on offer.



Approx Gross Internal Area
109 sq m / 1175 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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: D
 Council Authority: Moray