



**58 Duff Place, Elgin, IV30 4DX**  
**Offers Over £145,000**

 3  1  2  D

**abs**  
estateagents







# 58 Duff Place Elgin, IV30 4DX

- Extended ground floor flat
- Well placed for Bishopmill Primary School and Elgin Academy
- Hallway : Dining Room : Lounge : Fitted Kitchen with Utility area
- Garden to rear with shed
- Highly convenient, yet quiet tucked away situation
- Easy shortcut walk down to Morriston Park and the Leisure Centre
- 3 double Bedrooms - with fitted wardrobes : Family Bathroom
- Gas CH : Double Glazing

Deceptively spacious extended ground floor flat representing excellent value enjoying a quietly tucked away situation in Bishopmill, ideally placed for Bishopmill Primary, the new Academy and an easy woodland walk down to Morriston and the Leisure Centre.

With gas fired central heating and sealed unit double glazing, the accommodation comprises :- Vestibule and Hall, Dining Room, Lounge, Kitchen with Utility space, 3 double bedrooms (all with fitted wardrobes) and family bathroom.

An early viewing is highly recommended.



Offers Over £145,000



## Entrance Vestibule & Hall

3'3" x 3'3" and 3'3" x 13'1" (1 x 1 and 1 x 4)  
Vestibule with cupboard. Hall with radiator and laminate flooring. Large opening to the Dining Room.

## Dining Room

11'9" x 13'9" (3.6 x 4.2)  
Spacious and well presented highly versatile room currently utilised as a dining room. Ceiling light fitting, radiator and carpet. Rear facing window. Door to Bedroom and Door to the internal hallway.

## Kitchen and Utility Room

10'8" at max x 14'4" at max (3.27 at max x 4.38 at max)  
L shaped kitchen with extremely handy utility area adjacent. The kitchen has a good range of fitted units with work surfaces and upstands. Wall mounted boiler. Window to front with sink and drainer below. 2 further windows to side. Cooker with extractor hood. Utility space with further units and counter space with room for a fridge/freezer, washing machine and dishwasher. 4 track light fitting, second light, radiator and vinyl flooring. Full length cupboard.

## Lounge

14'1" x 11'1" (4.3 x 3.38)  
Spacious Lounge with front facing window. Fireplace with gas fire in situ. Shelved display alcove with cupboard. Ceiling light, radiator and carpet.

## Bedroom 2

11'10" x 9'10" (3.62 x 3)  
Generous double bedroom with great storage to one wall. Glazed door to garden. Ceiling light fitting, radiator and laminate flooring.





### Internal Hall

3'11" x 9'3" (1.21 x 2.83)

Hallway giving access to bedrooms 1 & 3 and the bathroom. Ceiling light fitting and laminate flooring.

### Bedroom 1

14'0" x 9'5" (4.27 x 2.89)

Lovely large double bedroom with rear facing window. Double floor to ceiling wardrobe fronted by sliding mirrored doors. Ceiling light, radiator and laminate flooring.

### Bathroom

8'10" x 4'3" (2.7 x 1.32)

Family Bathroom with double ended bath, electric shower fitted over with rail and curtain in place. Also, wc and wash hand basin. Opaque window. Ceiling light fitting, radiator and laminate flooring.

### Bedroom 3

10'9" x 8'7" (3.3 x 2.62)

Third double bedroom with rear facing window and double wardrobe. Ceiling light, radiator and carpet.

### Garden

Low maintenance garden laid to paving. Base for outbuilding, now demolished and removed.

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along. The appliances and some of the furniture may be available separately.

### Home Report

The Home Report Valuation as at March, 2024 is £145,000, Council Tax Band C and EPI rating is D.

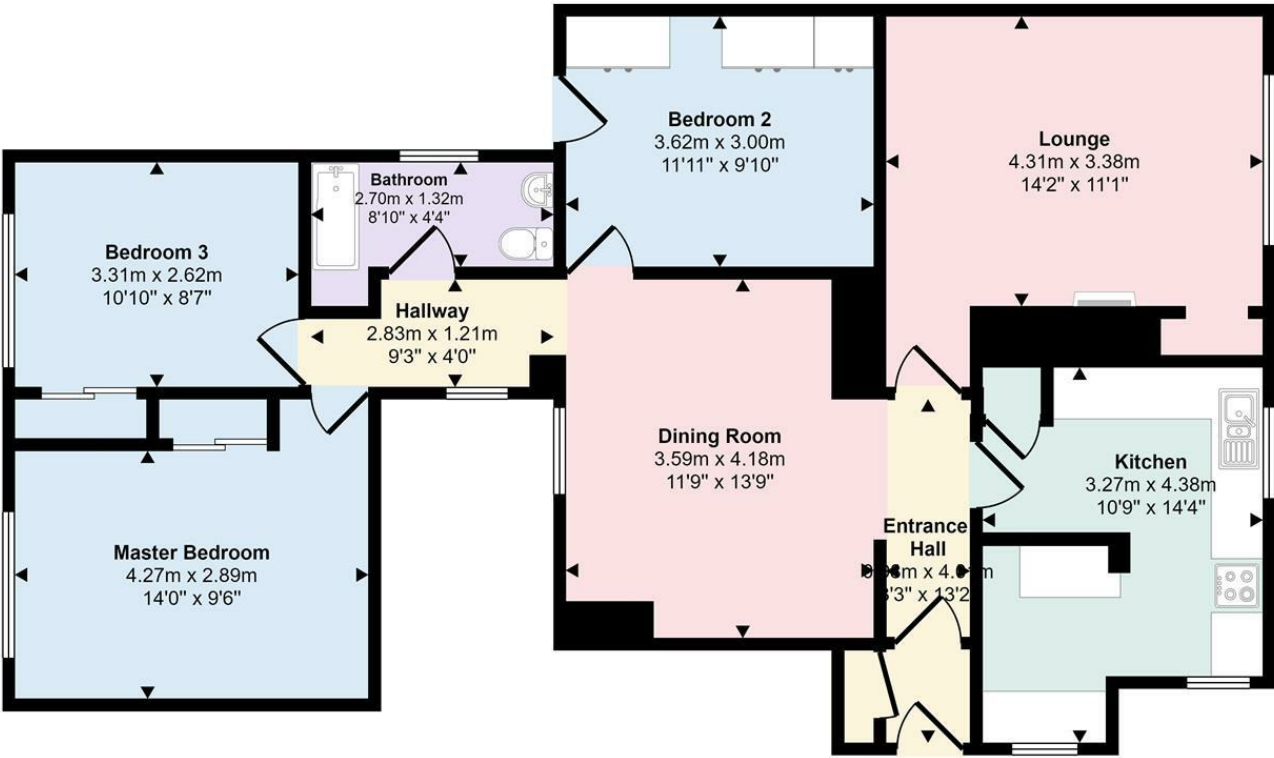








Approx Gross Internal Area  
96 sq m / 1031 sq ft



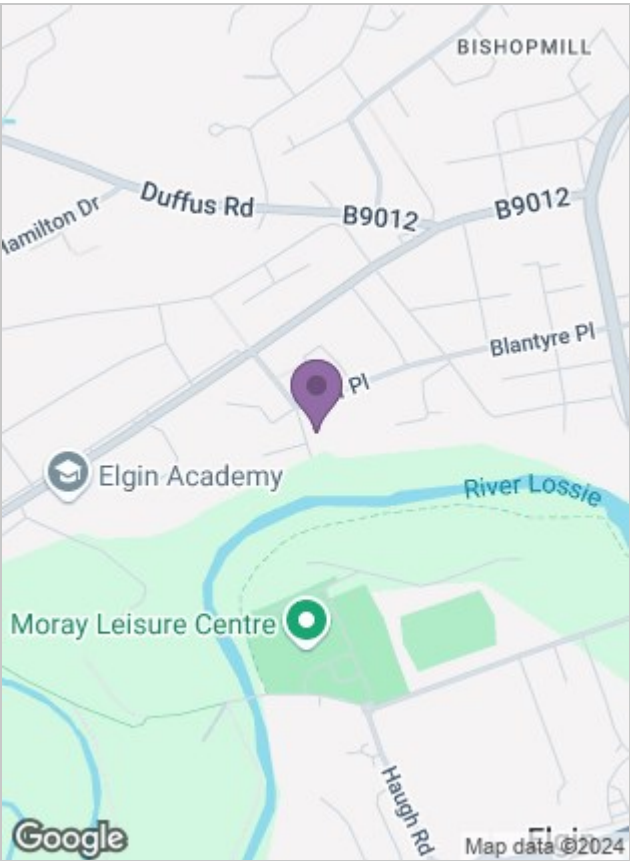
Floorplan

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.

Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	60	72
		EU Directive 2002/91/EC