



## 19 DUFFUS HEIGHTS

ELGIN, IV30 5PA

£310,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional four-bedroom detached family home, situated within the highly sought-after Hamilton Gardens development in Elgin. The property is presented in truly immaculate walk-in condition, making it an ideal purchase for families seeking both style and practicality.

Upon entering, a welcoming hallway leads to a bright and spacious living room, where French doors open directly onto the rear garden, creating a wonderful space for both relaxing and entertaining. The heart of the home is undoubtedly the generous open-plan kitchen and dining area, beautifully designed to provide modern family living with ample space for everyday dining and social gatherings. A useful utility room offers additional storage and direct access to the garden, while a convenient ground floor WC completes the lower level. The property also benefits from an integral garage.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room, while a second bedroom also benefits from its own en-suite facilities. Two further bedrooms are served by a stylish family bathroom, ensuring excellent convenience for growing families and visiting guests alike.

Externally, the property enjoys attractive garden grounds and occupies a desirable position within this popular residential area. The home has been meticulously maintained throughout and is presented to an exceptional standard, allowing prospective purchasers to move straight in and enjoy all it has to offer.

 **ARANCI  
& FIRTH**  
PROPERTY

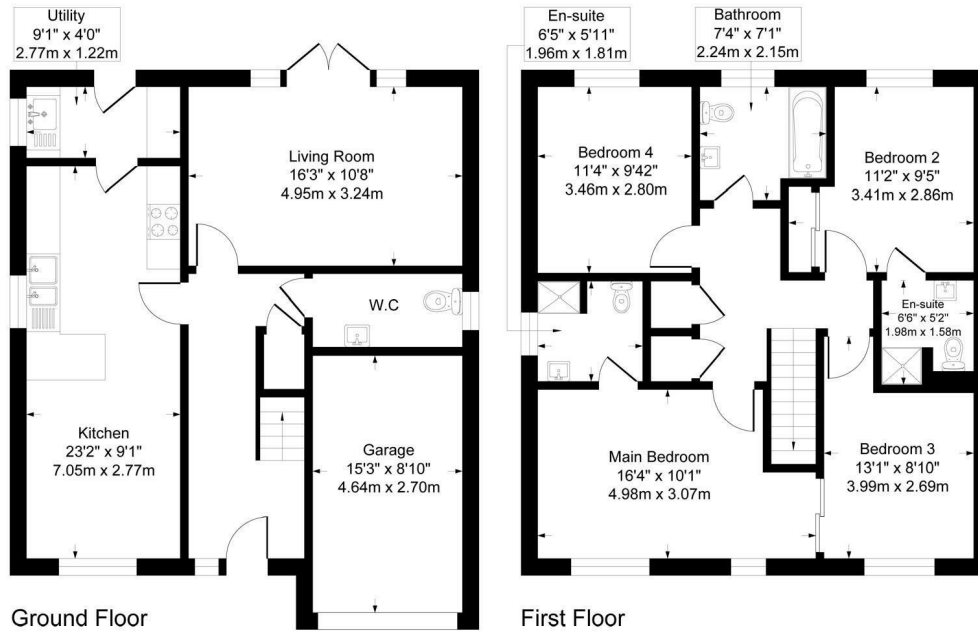
## 19 DUFFUS HEIGHTS

- Sought-after Duffus Heights location within the popular Hamilton Gardens development
- Immaculate walk-in condition throughout
- Spacious open-plan kitchen/dining room
- Four well-proportioned double bedrooms
- Two en-suite shower rooms
- Bright living room with French doors leading out to the garden
- Utility room with garden access
- Integral garage and private driveway
- Modern family bathroom and downstairs WC
- Early viewing highly recommended

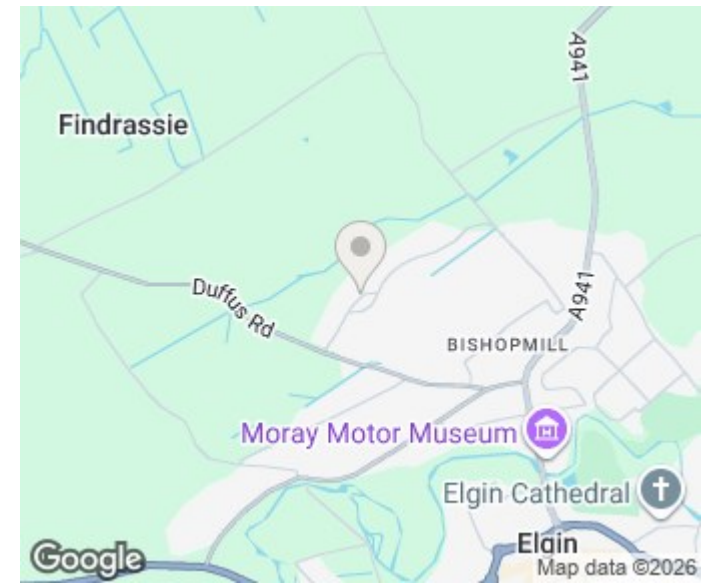




Approximate Gross Internal Area = 1318 sq ft - 122 sq m  
 Garage Area = 134 sq ft - 12 sq m  
 Total Area = 1452 sq ft - 134 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.



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>		80	84
(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>		EU Directive 2002/91/EC	

**EPC Rating: C Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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