



**Duffus Crescent, Elgin, IV30 5PY**  
**Offers Over £305,000**

**BELVOIR!**

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Positioned on a desirable corner plot along Duffus Crescent in Elgin, this beautifully extended three-bedroom detached residence offers an exceptional blend of space, comfort, and modern living.

The ground floor welcomes you with an inviting vestibule, leading into a generous lounge that flows seamlessly into a refined dining area—perfect for both everyday living and entertaining. The well-appointed kitchen is complemented by a separate utility room, while a convenient ground floor W.C. adds practicality.

Upstairs, the property continues to impress with a spacious principal bedroom featuring a stylish en-suite shower room. Two further well-proportioned bedrooms and a contemporary family bathroom complete the first-floor accommodation.

Externally, the home enjoys a substantial garden thanks to its prominent corner position, providing a private and versatile outdoor space ideal for relaxation and entertaining.

Council tax band E  
EPC C

#### **Entrance vestibule 4'3" x 5'6" (1.3 x 1.7)**

The property is entered via a secure exterior door into the vestibule.  
Ceiling light fitting.  
Central heating radiator.  
Laminate flooring.

#### **Lounge 12'9" x 15'5" (3.9 x 4.7)**

Bright lounge with windows to both the front and side aspects.  
Laminate flooring.  
Ceiling light fitting.  
A carpeted staircase leads up to the First Floor Landing.  
Central heating radiator.

#### **Inner hallway**

Inner hallway off the dining room.  
Large storage cupboard.  
Door leading to guest W.C.

#### **Guest W.C 5'2" x 6'10" (1.6 x 2.1)**

Two piece W.C in white comprising toilet and wash hand basin.  
Laminate flooring.  
Central heating radiator.  
Ceiling light fitting.  
Extractor fan.

#### **Dining room 14'5" x 9'6" (4.4 x 2.9 )**

Stylish dining room with archways leading to the kitchen giving it an open plan feel.  
Laminate flooring.  
Central heating radiator.  
Ceiling light fitting.

#### **Kitchen 9'10" x 15'8" (3 x 4.8)**

Stunning modern kitchen extension with patio doors leading out to the garden and three Velux windows providing lots of natural light.  
A great range of fitted wall and base with ample work top area.  
Fitted appliances include Electric oven, gas four ring hob with extractor

above, dishwasher and fridge freezer.  
Under floor heating.  
Laminate flooring.  
Inset ceiling spotlights.  
Door leading to the utility room

#### **Utility Room 5'10" x 10'5" (1.8 x 3.2)**

Wall mounted cupboards and fitted base units matching those in the kitchen.  
Recessed ceiling lighting.  
Window to the side aspect.  
Sink with drainer.  
Space and plumbing for a washing machine and tumble dryer.  
Laminate flooring.  
External door leading out to the side garden.

#### **Stairs/landing**

A carpeted staircase leads up to the landing and provides access to all the first floor accommodation.



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Loft access hatch leading to the partially floored attic space.

Central heating radiator.

Ceiling light fitting.

Laminate flooring.

### **Bathroom 9'2" x 6'6" (2.8 x 2)**

Elegant family bathroom with opaque window to the rear aspect.

Three piece suite in white comprising wash hand basin, toilet and bath with mains shower unit over and glass screen.

Tiled flooring.

Ladder style towel radiator.

Extractor fan.

Storage cupboard.

### **Master Bedroom 10'9" x 12'9" (3.3 x 3.9)**

Master bedroom with window to the rear aspect.

Ceiling light fitting.

Central heating radiator.

Fitted double wardrobe with sliding doors

Laminate flooring.

Door to En Suite

### **En Suite 6'6" x 5'6" (2 x 1.7)**

En Suite shower room with window to the rear aspect.

Double enclosure with mains shower unit, toilet and wash hand basin with integrated storage.

Ladder style towel radiator.

Ceiling light fitting.

### **Bedroom 2 11'9" x 10'2" (3.6 x 3.1)**

Bright dual aspect double bedroom with windows to the front and side.

Laminate flooring.

Ceiling light fitting.

Built in wardrobe.

Central heating radiator.

### **Bedroom 3 8'10" x 7'6" (2.7 x 2.3)**

Double bedroom with window to the front aspect.

Ceiling light fitting.

Laminate flooring.

Central heating radiator.

Built in wardrobe.

### **Garage**

Single garage with up and over door.

Converted to a studio so could be utilized as a home gym or office.

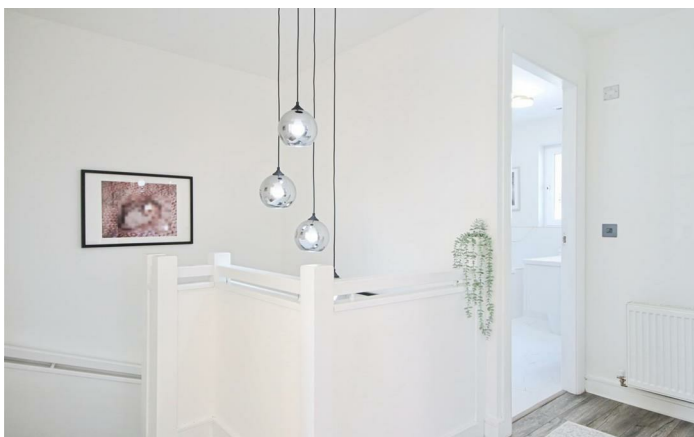
Power light and water.

Gas boiler.

### **Exterior**

A generous corner plot provides a larger than average garden.

The front garden is laid





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