



28 ST. PETERS ROAD ELGIN, IV30 5QL

£275,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming detached bungalow, nestled within the picturesque village of Duffus, just a short distance from Elgin.

Located at the end of a small cul-de-sac with an open outlook over fields, this well-proportioned home offers flexible accommodation all on one level, making it ideal for families, or those seeking easy, accessible living. At its heart is a bright and welcoming lounge, perfect for both relaxing and entertaining, while the spacious kitchen/dining room provides an excellent setting for family meals and social occasions.

The property boasts four generously sized bedrooms, offering excellent versatility for growing families, visiting guests, or home working. Two well-appointed bathrooms ensure comfort and convenience for modern day living.

Externally, the property benefits from a private garden, providing a wonderful outdoor space to enjoy the peaceful surroundings—ideal for children, pets, or simply unwinding.

Situated in a tranquil village setting, the home enjoys the best of rural living while remaining within easy reach of Elgin's amenities, schooling, and transport links.

A fantastic opportunity to acquire a spacious bungalow in a sought-after location—early viewing is highly recommended.

 **ARANCI
& FIRTH**
PROPERTY

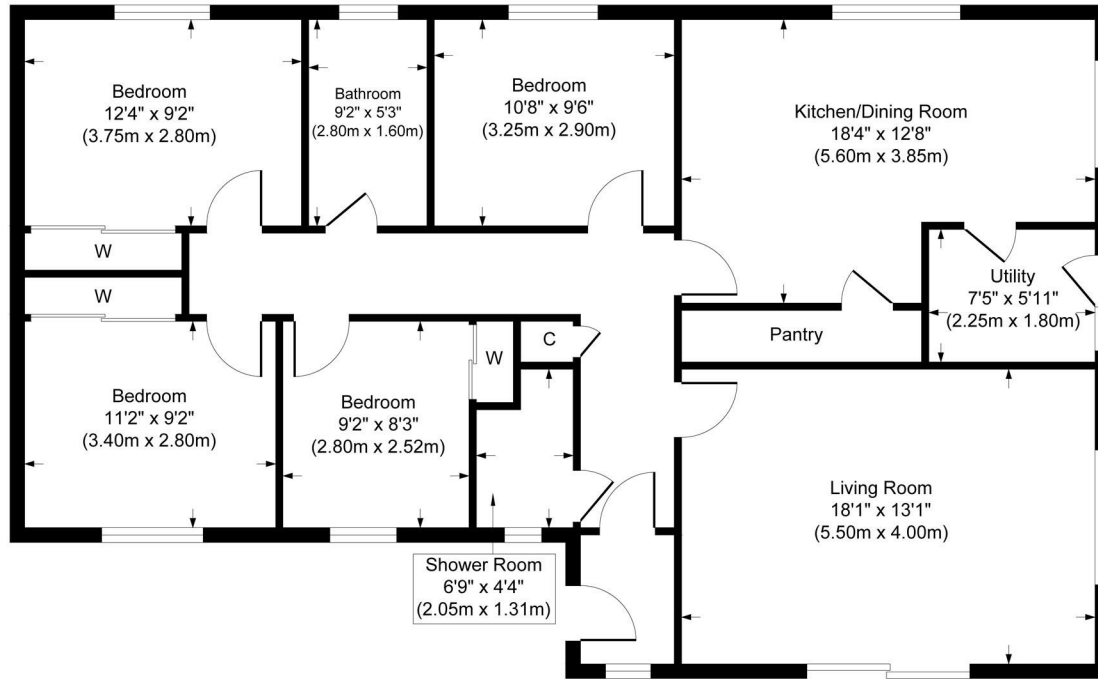
28 ST. PETERS ROAD

- Spacious detached bungalow in sought-after village setting
- Four generous bedrooms offering flexible living
- Bright and inviting lounge, perfect for relaxing
- Stylish kitchen/dining room ideal for entertaining
- Two well-appointed bathrooms for modern convenience
- Single-storey living – perfect for all stages of life
- Private garden space to enjoy the outdoors
- Located at the end of a small cul-de-sac with an open outlook over fields
- Ideal for families
- Easy access to Elgin and local amenities





**Approximate Gross Internal Area
1216 sq ft - 113 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) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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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