

11 Church Road

DUFFUS, ELGIN, IV30 5QQ



*BEAUTIFULLY PRESENTED 3 BEDROOM
BUNGALOW WITH PRIVATE GARDEN*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An excellent opportunity to acquire a deceptively spacious and immaculately presented semi-detached bungalow, situated within the popular village of Duffus. Recently redecorated by the current owners and beautifully maintained throughout, this attractive property offers comfortable and versatile accommodation, generous gardens, excellent off-street parking and a large floored attic with potential for future conversion, subject to the necessary consents.

The property is approached via a front garden and pathway leading to the entrance vestibule, which in turn opens into a bright and welcoming T-shaped hallway. The hallway provides useful storage, attractive new wood-effect flooring and access to the large attic space via a Ramsay-style pull-down ladder.

The spacious lounge is a particularly pleasant room, with front-facing picture windows allowing plenty of natural light to flood in and creating a bright and comfortable reception space. The modern dining kitchen is both practical and attractive, fitted with a good range of white wall and floor-mounted units, contrasting work surfaces and integrated appliances.







There are three generously proportioned double bedrooms, all benefiting from fitted wardrobe storage. The second bedroom enjoys a pleasant rear aspect.





Bedroom 2

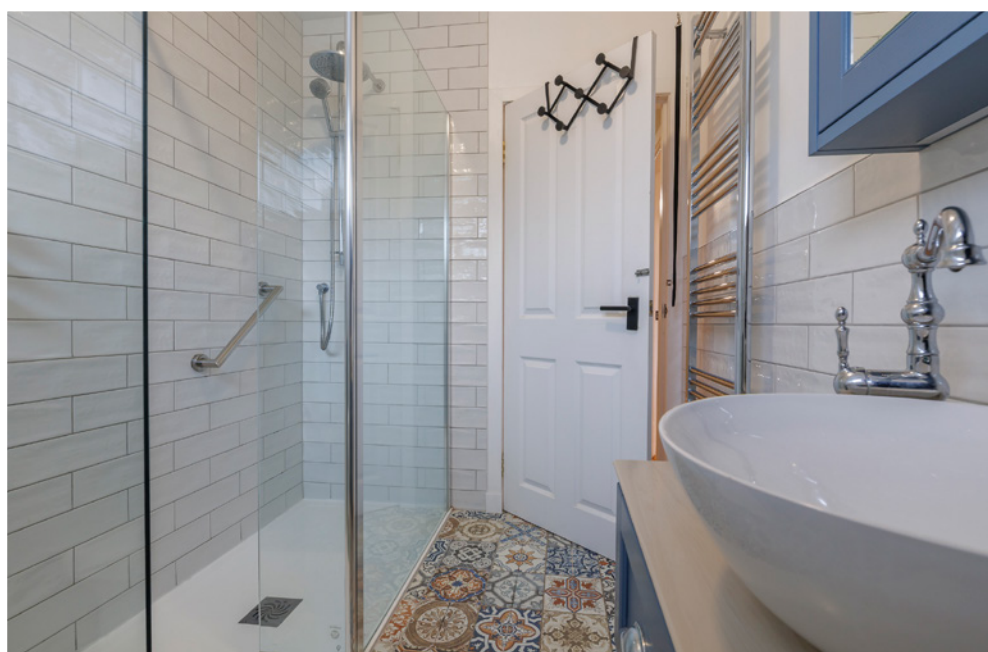




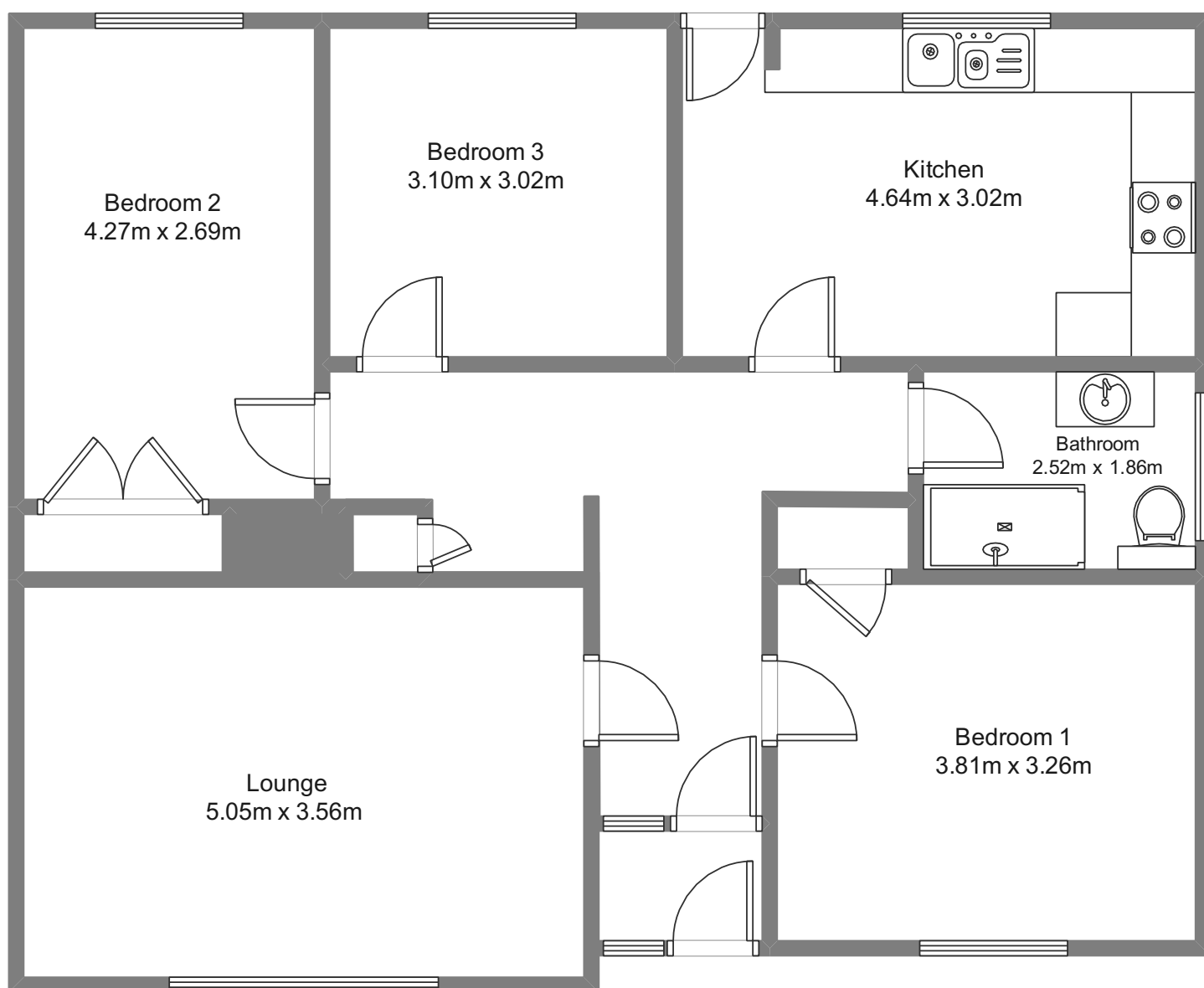
Bedroom 3



The shower room has been recently installed and is a real feature of the property. Beautifully appointed, it includes a generous walk-in double shower with both rainfall and handheld shower fittings, a vanity washstand with circular basin and WC. Attractive wall tiling, mosaic-style floor tiles, a heated towel rail and high-level window complete the room.







Gross internal floor area (m²): 93m²

EPC Rating: D



The property benefits from oil-fired central heating and double glazing and, having been recently redecorated and carefully maintained, is presented in excellent condition and ready for its new owners to move in and enjoy.

Outside, the property benefits from a larger-than-usual garden, with the rear garden enjoying an excellent degree of privacy. The front garden is enclosed by a low stone wall and central gate, with lawned areas and a pathway leading to the entrance. To the side is a mature shrub bed and gravelled area, while a wide gravel driveway provides generous off-street parking and leads to the garage.

The private rear garden is predominantly laid to lawn with a patio area, providing an excellent outdoor space for relaxing, entertaining or gardening. The size and privacy of the garden also offer plenty of scope for a purchaser wishing to further landscape or enhance the outdoor space.

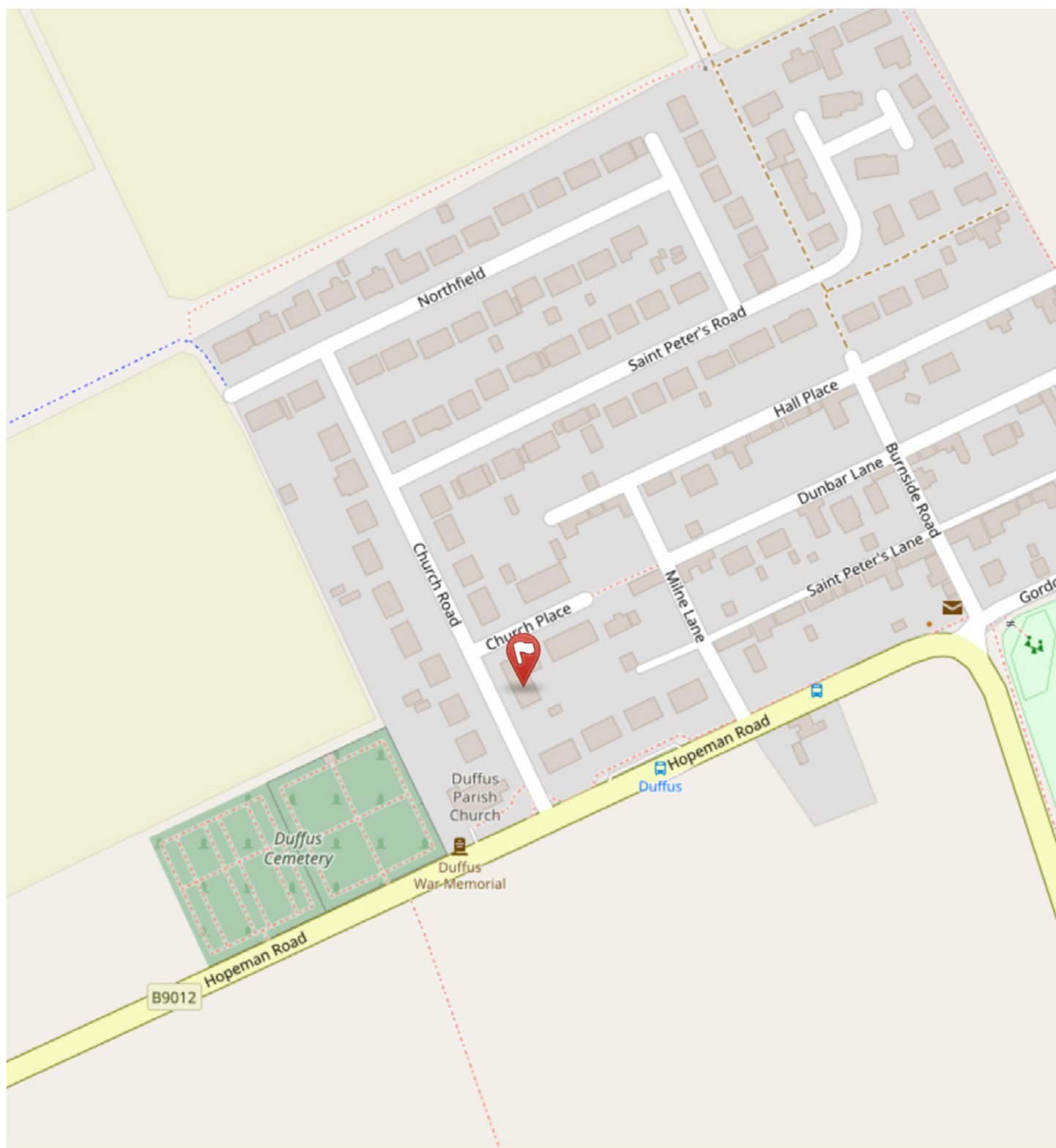




The property is situated in the popular and historic village of Duffus, a peaceful rural community in Moray which enjoys an enviable position close to the Moray Firth coast. Duffus lies just inland from the coast, with the beautiful beaches and coastal amenities of Hopeman and Lossiemouth within easy reach. The village itself has a strong sense of community and is surrounded by attractive countryside, while its location provides an excellent balance between rural living and accessibility. The larger town of Elgin is also conveniently located nearby, providing a comprehensive range of shopping, leisure, educational and professional facilities.

Duffus is particularly well known for its rich history, with Duffus Castle and St Peter's Kirk among the area's notable landmarks. The village is also home to the renowned Gordonstoun School, whose 200-acre campus is located nearby. For those who enjoy outdoor pursuits, the surrounding area offers an abundance of opportunities for walking, cycling and exploring the Moray coastline. Hopeman provides access to the Moray Coastal Trail, while the nearby coastline offers beaches, cliffs and attractive coastal scenery. With its peaceful village setting, proximity to the coast and convenient access to Elgin and the wider Moray area, Duffus provides an appealing location for those looking to enjoy a quieter pace of life.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
NADIA HULME
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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