26 ST. PETERS ROAD

ELGIN, IV30 5QL

£225,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this charming two-bedroom detached bungalow, situated in the highly sought-after village of Duffus.

Occupying a well sized plot within a peaceful residential setting, this attractive home is presented in good order throughout and offers comfortable, well-proportioned accommodation making it an ideal purchase for first-time buyers, small families, retirees, or those seeking a quieter pace of life within easy reach of Elgin.

The bright and welcoming lounge enjoys an abundance of natural light, creating a warm and inviting space in which to relax. The well-appointed kitchen provides ample storage and workspace, whilst the accommodation is further enhanced by two comfortable bedrooms and a modern shower room.

Externally, the property benefits from a fully enclosed rear garden, providing a private outdoor space perfect for enjoying the warmer months. A separate garage offers valuable additional storage with a driveway accommodating multiple vehicles.

Well maintained throughout and upgraded by the current owners, the property offers buyers the opportunity to move straight in and enjoy all that this delightful home has to offer.

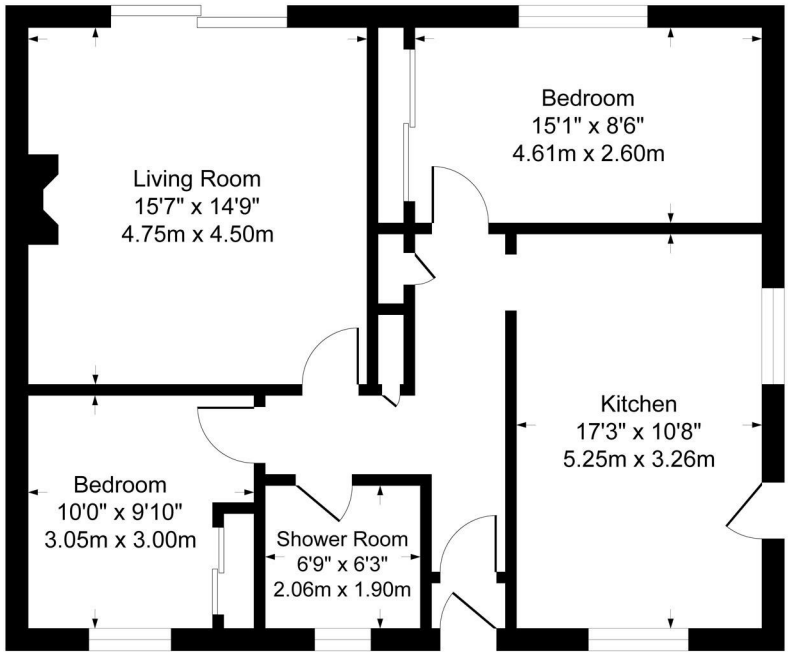
Combining comfortable accommodation, private outdoor space and a garage, this appealing detached bungalow presents an excellent opportunity for those seeking a home in a popular village setting. Early viewing is highly recommended

ARANCI & FIRTH
PROPERTY

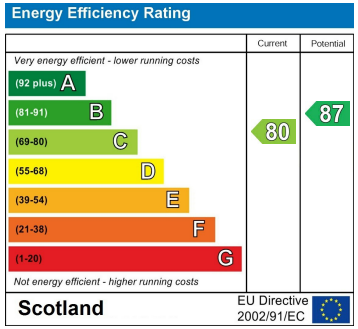
26 ST. PETERS ROAD

• Detached bungalow well located at end of cul-de-sac in sought-after village location • £10,000 below Home Report value • Bright and welcoming lounge with patio doors leading to garden • Well-equipped dining kitchen with garden access • Two double bedrooms with fitted wardrobes • Modern shower room • Fully enclosed south facing garden • Separate garage, garden sheds and solar panels • Presented in good order throughout • Short drive to Elgin, the Moray coast and local amenities

Approximate Gross Internal Area
840 sq ft - 78 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.



EPC Rating: C Council Tax Band: C

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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