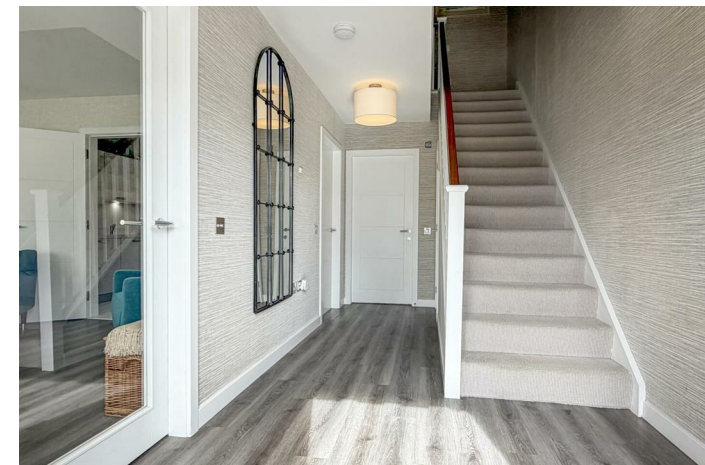




82 DUFFUS CRESCENT

ELGIN, IV30 5PY

£300,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully presented four-bedroom detached home, ideally positioned on a desirable corner plot within the popular Hamilton Gardens development in Elgin.

Originally built in 2015 as a show home, the property features attractive upgrades and offers spacious, well-planned accommodation together with beautiful landscaped gardens, a generous driveway, garage and electric vehicle charging point.

On entering the welcoming hallway, there is a spacious living room with double doors opening into the impressive dining kitchen. The kitchen provides an excellent space for everyday family life and entertaining, with French doors leading directly to the rear garden. A useful utility room with garden access and a downstairs WC, currently incorporating a storage cupboard with provision for a shower, further enhance the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom has an en-suite shower room, while the remaining bedrooms are served by the family bathroom. Excellent storage is available throughout, together with electric day/night blinds.

Externally, the property occupies an enviable corner position with beautifully landscaped gardens providing an attractive setting. A generous driveway offers parking for multiple vehicles and leads to a garage with power, while an electric car charger is an added practical feature.

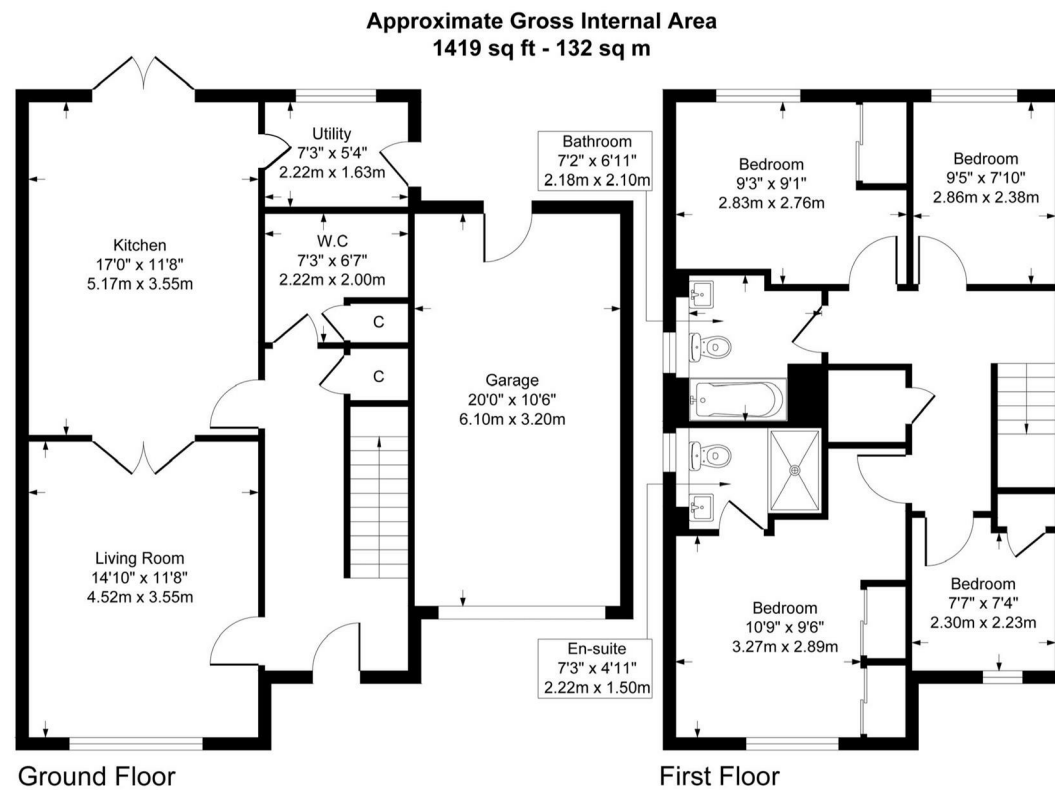
**ARANCI
& FIRTH**
PROPERTY

82 DUFFUS CRESCENT

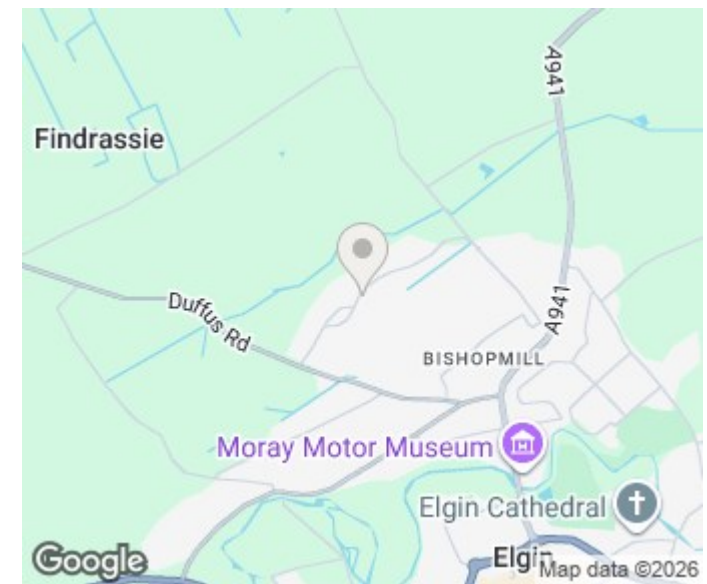
- Beautifully presented four-bedroom detached home
- Desirable corner plot within popular Hamilton Gardens
- Originally built as a show home with attractive upgrades
- Spacious dining kitchen with French doors to the garden
- Principal bedroom with en-suite shower room
- Three bedrooms with fitted wardrobes
- Beautifully landscaped gardens
- Generous driveway with parking for multiple vehicles
- Garage with power and electric vehicle charging point
- Excellent location close to amenities, schools and Quarrelwood







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	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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