



6 ST. PETERS ROAD ELGIN, IV30 5QL

£270,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this detached bungalow, located on St Peters Road in the highly sought-after village of Duffus, near Elgin.

The property offers four generously sized bedrooms and a bright, welcoming reception room and large sunroom, providing comfortable and versatile living spaces. The dining kitchen is a good size, with plenty of storage and quality Siemens appliances, offering ample room for everyday use, while the bathroom and utility room provides practical facilities to meet daily needs.

Externally, the bungalow benefits from a large secure south facing garden, private driveway and garage, offering excellent parking and storage options. The single-level layout makes the property accessible and adaptable to a variety of lifestyles. This property also benefits from a large floor loft offering excellent conversion potential.

Set within a peaceful village setting, the home enjoys the tranquillity and charm of Duffus while remaining within easy reach of local amenities and the wider facilities in Elgin. This represents a fantastic opportunity to acquire a detached bungalow in a desirable location, ideal for buyers looking to create a comfortable home to suit their own style and requirements.

Early viewing is highly recommended to appreciate the strength of this home and its location.

 **ARANCI
& FIRTH**
PROPERTY

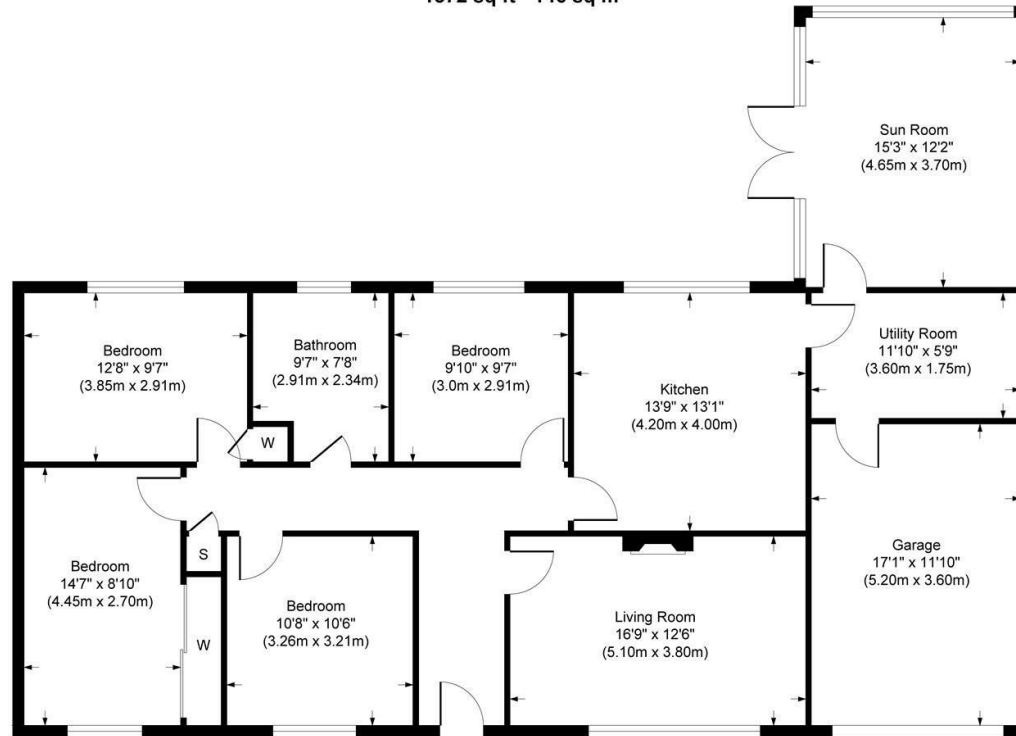
6 ST. PETERS ROAD

- Detached bungalow in the desirable village of Duffus
- Four generously sized bedrooms
- Bright and welcoming living room and sun room
- Good-sized dining kitchen with ample space and quality Siemens appliances
- Practical family bathroom
- Private driveway providing off-street parking
- Integral garage with electric door offering storage or workshop space
- Single-level living, ideal for accessibility and ease
- Peaceful village setting with easy access to Elgin
- Excellent opportunity to create a home to your own style with loft conversion potential





Approximate Gross Internal Area
1572 sq ft - 146 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			
(39-54) E			
(21-38) F			
(1-20) G		15	32
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: G 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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