



**7 St Peter's Road, Duffus IV30 5QL**  
**Offers over £285,000**

**abs**  
estateagents



*Spacious detached 4 bedroom family home extending to approx 147 sqm featuring flexible accommodation, 2 shower rooms, generous driveway parking, attractive front garden and a beautifully landscaped, low-maintenance rear garden in sought-after Duffus*



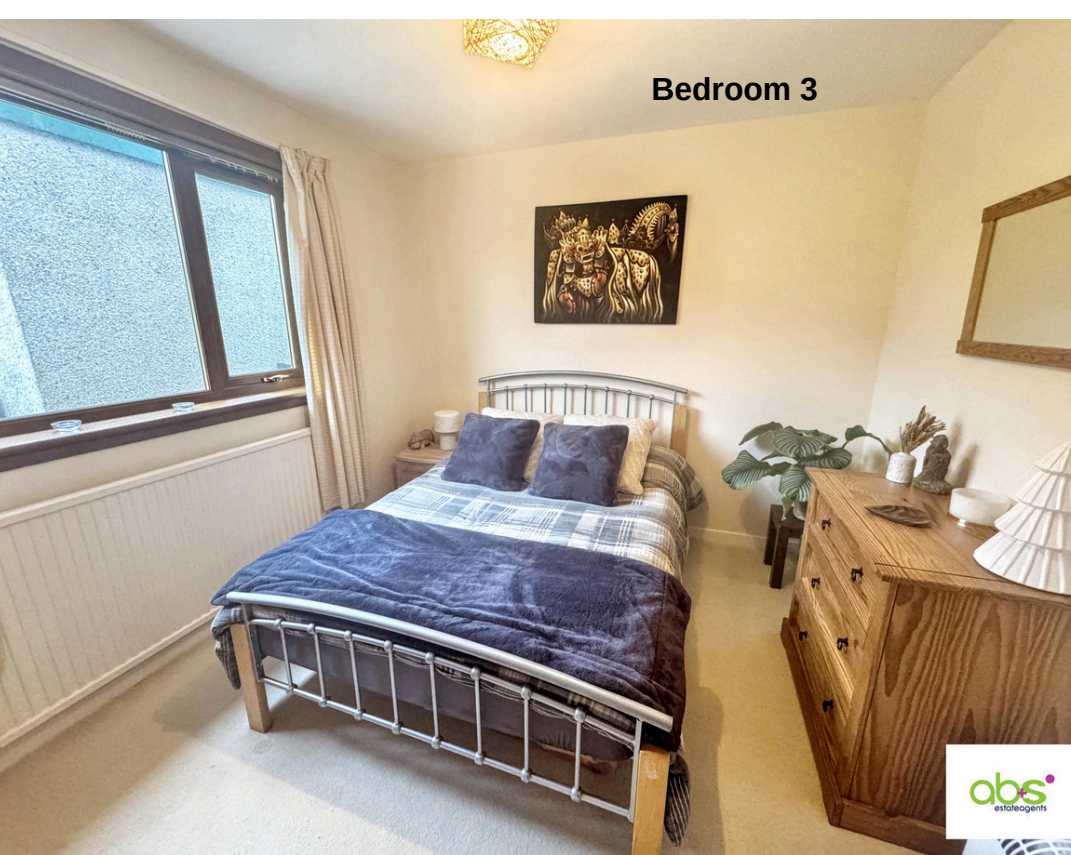
# Key Features

- Spacious detached family home extending to 147 square metres
- Four generous bedrooms with flexible accommodation throughout
- Bright lounge and separate dining room ideal for family living
- Well-appointed dining kitchen with ample storage and workspace
- Two modern shower rooms serving both ground and first floors
- Oil-fired central heating : Double glazing throughout
- Generous driveway providing ample off-street parking
- Enclosed rear garden with attractive patio seating area
- Large garage with excellent storage and workshop potential

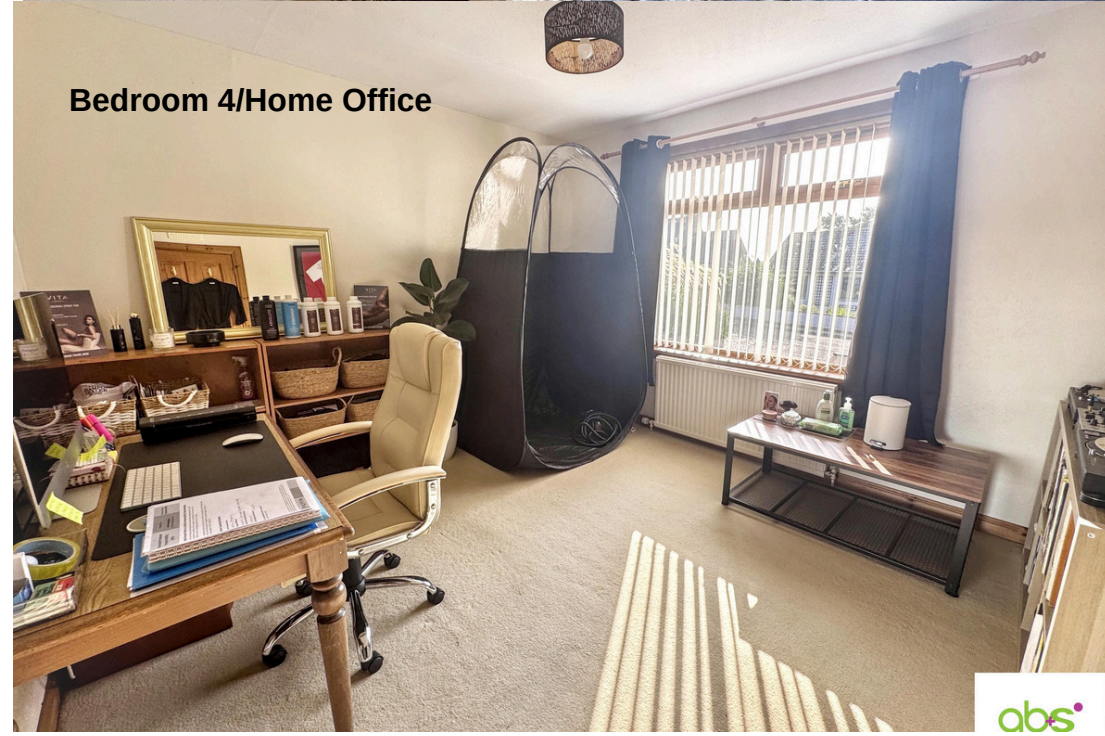




Bedroom 3



Bedroom 4/Home Office





## Spacious Family Home with Beautiful Outdoor Living

Situated within the sought-after village of Duffus, this superb detached home offers generous and flexible accommodation extending to approximately 1553 sq ft, complemented by attractive front and rear garden grounds, ample driveway parking and a wonderful position within a peaceful residential setting.

The property immediately impresses with its neatly maintained frontage, featuring a lawned garden, established planting and a substantial lock-block driveway providing excellent off-street parking for multiple vehicles, caravan or motorhome storage.

Internally, the accommodation is both practical and versatile. The ground floor comprises a welcoming entrance vestibule and hall, a bright and spacious lounge, well-appointed kitchen, separate dining room, two ground floor bedrooms and a modern shower room. One of the bedrooms is currently utilised as a home office, offering flexibility for remote working or family requirements.

The first floor provides a further two generous double bedrooms, including an impressive principal bedroom, together with an additional shower room and spacious landing area.

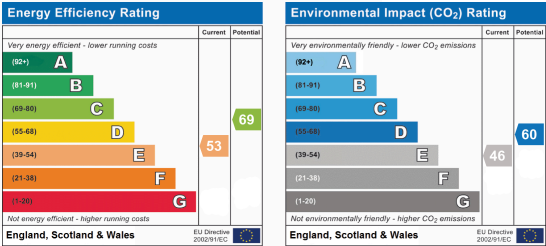




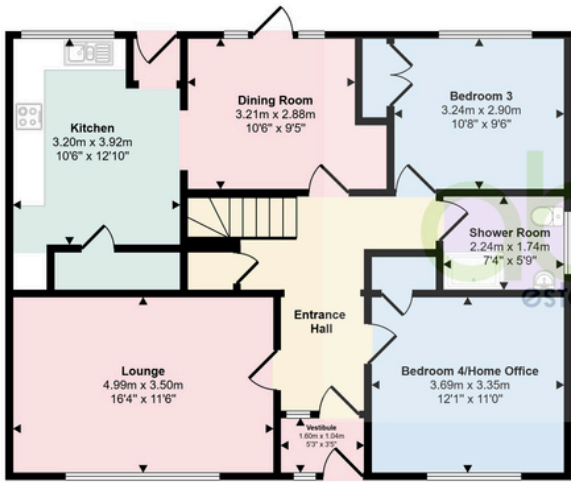
Principal Bedroom



Home Report value as at 25th October, 2026 is £285,000, EPC rating E and Council Tax Band is D.



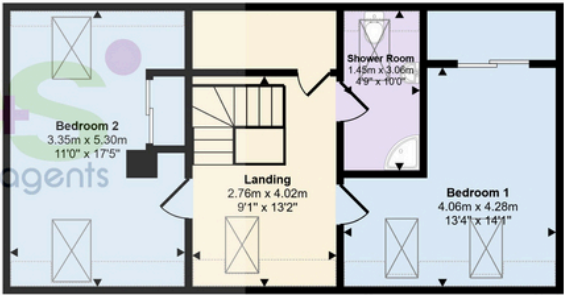
Approx Gross Internal Area  
144 sq m / 1553 sq ft



Ground Floor  
Approx 88 sq m / 952 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 56 sq m / 602 sq ft

Tenure Type: Freehold  
Council Tax Band: D  
Council Authority: