

# 10 Duffus Heights

ELGIN, MORAY, IV30 5PA



*Immaculate three-bed detached family home  
in sought-after Hamilton Gardens, Elgin*



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Situated within the popular Hamilton Gardens development in Elgin, this immaculate three-bedroom detached house offers spacious and flexible accommodation and is presented in true move-in-ready condition throughout. Making an ideal family home, the property is perfect for those seeking the convenience of town living while enjoying a peaceful setting with a countryside feel. Benefiting from excellent local amenities, schools, transport links, and scenic walks close by, this is a home that combines comfort, style, practicality, and impressive energy efficiency. With an EPC rating of C and potential to achieve a B rating, the property is warm, economical to run, and well suited to modern family living.

## THE LOUNGE



The welcoming entrance hallway is bright and spacious, providing access to all ground-floor accommodation and creating an excellent first impression upon entering the home. The hall also benefits from a useful under-stairs storage cupboard complete with power, offering excellent additional storage. A convenient downstairs WC is located off the hallway and incorporates a substantial storage area, with the potential to be converted into a shower room if desired.

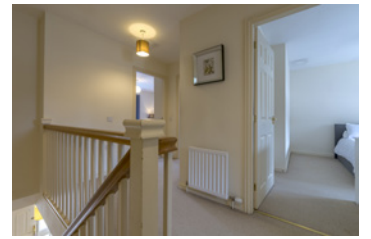
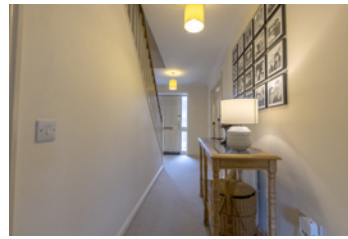
A generous lounge is located to the front of the property and is flooded with natural light from a large window. Importantly, the lounge enjoys its own double-door access directly from the entrance hall, while separate double doors lead through to the kitchen diner, creating excellent flow between the living spaces while allowing each room to function independently.

# THE KITCHEN



The stylish kitchen diner is well proportioned and finished in neutral tones, offering plenty of wall and base units together with ample worktop space. The kitchen includes an integrated oven, dishwasher and under-counter freezer, while also providing space for an American-style fridge freezer. There is plenty of room for family dining and everyday living, and patio doors provide direct access to the rear garden while allowing natural light to pour into the room.





On the first floor, the property offers three well-appointed bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat for homeowners. Two of the bedrooms feature built-in wardrobes, providing excellent storage solutions, while the remaining bedroom offers flexibility for use as a child's room, guest bedroom, or home office. A family bathroom serves the remaining accommodation.

## THE BATHROOM



# BEDROOM 1



benefits from its own en-suite shower room, creating a private retreat for homeowners



# BEDROOM 2



# BEDROOM 3



Further enhancing the property's practicality is the garage, which houses a modern energy-efficient condensing boiler. The garage is fitted with plumbing and space for both a washing machine and tumble dryer and benefits from a direct access door leading to the rear garden.

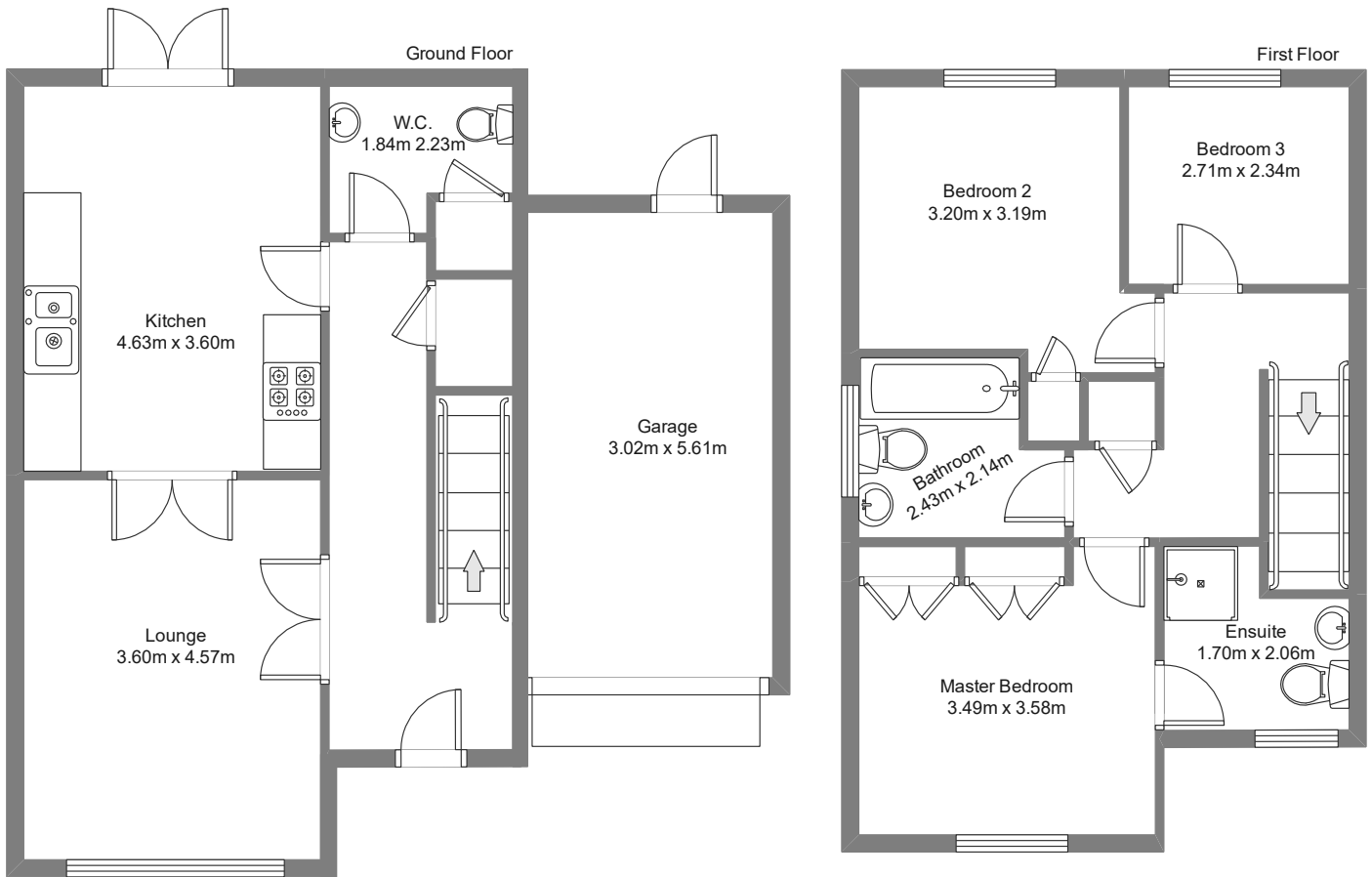
Externally, the property enjoys a lovely enclosed south-facing rear garden, ensuring excellent sunlight throughout the day. Featuring a patio area ideal for outdoor dining, entertaining and relaxing, the garden provides an attractive extension of the living space during the warmer months. To the front, a generous driveway provides ample off-street parking for at least two vehicles, alongside the single garage.

Presented in immaculate condition throughout, this fantastic detached home offers buyers the opportunity to move straight in and enjoy everything it has to offer from day one. Combining spacious accommodation, a desirable location, excellent outdoor space, strong energy efficiency credentials and a highly sought-after setting, this is a superb opportunity for families, professionals and those looking to enjoy the best of both town and countryside living in one of Elgin's most desirable residential developments.

## EXTERNALS

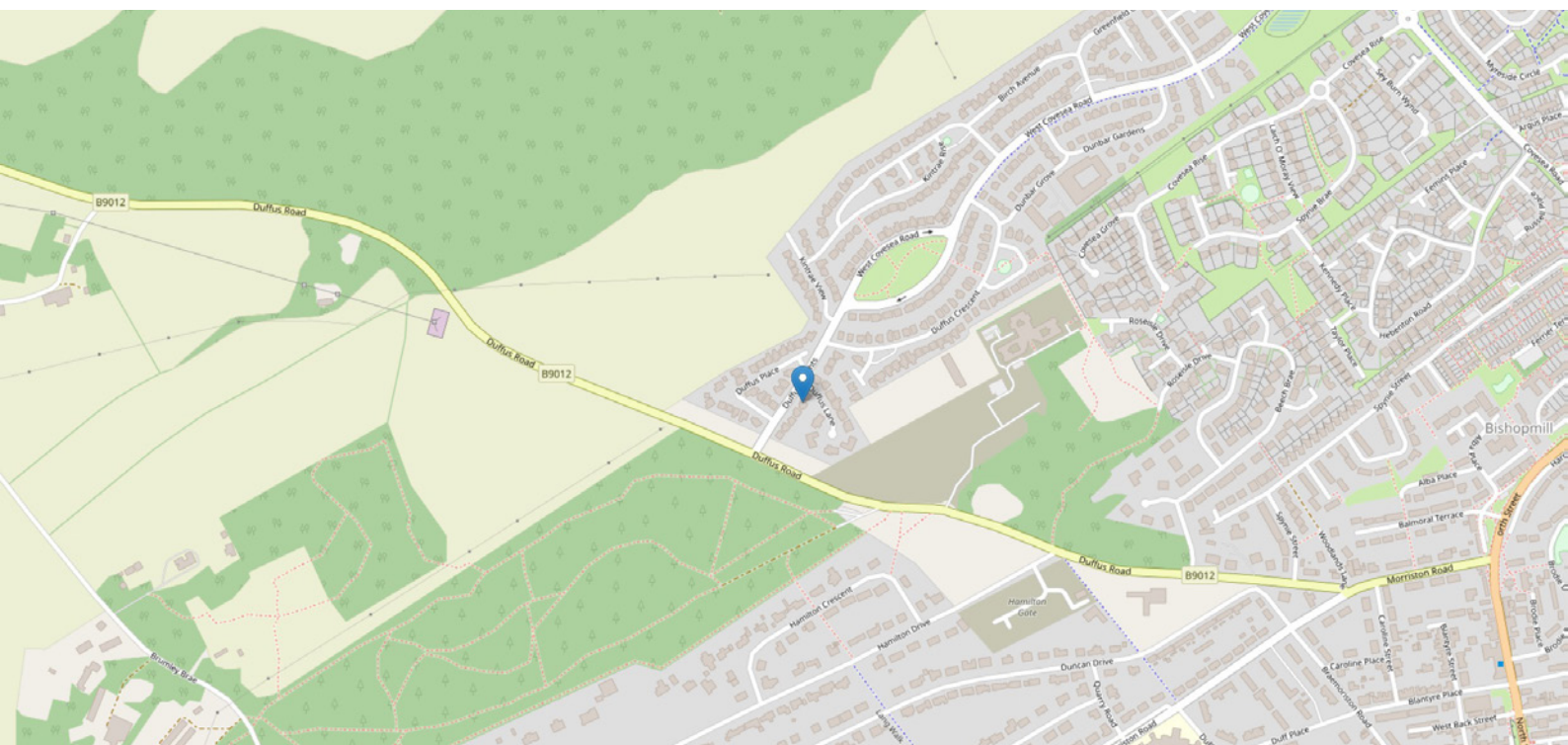


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Hamilton Gardens is a highly regarded residential development situated on the western edge of Elgin, offering the perfect balance of town convenience and a more peaceful, semi-rural feel. The area is particularly popular with families and professionals thanks to its attractive surroundings, well-maintained properties, and easy access to everyday amenities.





Elgin, the historic capital of Moray, offers an excellent range of shops, supermarkets, restaurants, cafés, leisure facilities, and healthcare services. The town is home to highly regarded primary and secondary schools, making it an appealing choice for families. Excellent transport links are available via the A96, providing convenient connections to both Inverness and Aberdeen, while Elgin railway station offers regular services along the north-east coast.

The beautiful Moray countryside and stunning coastline are within easy reach, with beaches, woodland walks, golf courses, and outdoor pursuits all close by. Combining the convenience of town living with access to some of Scotland's most picturesque landscapes, Hamilton Gardens remains one of Elgin's most sought-after residential locations.

The location offers the rare opportunity to enjoy a peaceful residential setting while remaining within easy reach of all the amenities Elgin has to offer.



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