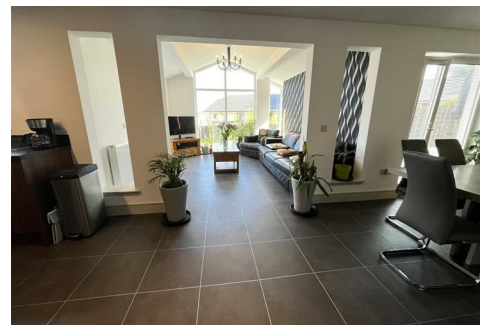




**Harper
Macleod LLP**
Estate Agents & Solicitors



72 Duffus Crescent, Elgin, IV30 5PY

Offers over £325,000

Stylish and spacious inside and out, 72 Duffus Crescent is a property not to be missed. In the sought after 'Hamilton Gardens Estate' this family home is ideally placed and in the catchment area for Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance hallway, lounge, open plan dining kitchen and garden room, guest WC, four double bedrooms (one en-suite); family bathroom and a utility in the integral garage. The property further benefits from double glazing, gas central heating and a beautifully landscaped garden.

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ENTRANCE HALLWAY



Entrance door; side window; newly fitted carpet; two ceiling light fittings.

LOUNGE

13'1" x 12'7" (4m x 3.85m)



Window to front; wall mounted electric fire and TV bracket; fitted carpet; ceiling fan light fitting.

GUEST WC

9'8" x 5'8" (2.95m x 1.75m)



Window to side; sink and WC; built-in storage cupboard; tile effect flooring; ceiling light fitting; extractor fan.

OPEN PLAN DINING KITCHEN/GARDEN ROOM

DINING KITCHEN

18'2" x 15'1" (5.56m x 4.6m)



Windows to rear; Fitted kitchen in medium wood effect; built-in electric oven; four ring gas hob and hood; integrated fridge freezer and dishwasher; tile effect flooring; ceiling strip light and dining area light fitting.

GARDEN ROOM

13'1" x 11'9" (4m x 3.6m)



Glazed on two sides; Cathedral style window to rear overlooking the garden; window and French doors to the side; tile effect flooring; ceiling light fitting.

STAIRCASE AND LANDING

Newly fitted carpet; two ceiling light fittings; hatch and ladder to the fully lined and floored loft space benefiting from two front facing windows.

BEDROOM 1

13'11" x 12'7" (4.25m x 3.85m)



Window to front; spacious double built-in wardrobes; fitted carpet; ceiling fan light fitting.

EN-SUITE SHOWER ROOM

5'8" x 5'5" (1.75m x 1.66m)



Window to front; vanity mounted sink and WC; recessed shower cubicle with mains shower; Chrome towel radiator; wood effect flooring; ceiling light fitting; extractor fan.

BEDROOM 2

15'3" x 8'3" (4.65m x 2.53m)



Window to front; double built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

13'1" x 11'1" (4m x 3.4m)



Window to rear; spacious built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 4

10'4" x 8'6" (3.16m x 2.6m)



Window to rear; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

10'4" x 6'6" (3.16m x 2.0m)



Window to rear; vanity mounted sink and WC; bath with tap/shower attachment; shower enclosure with mains shower; tile towel radiator; tile effect flooring; inset ceiling spotlights.

GARAGE/UTILITY ROOM

13'9" x 8'8" (4.2m x 2.65m)



Utility Area: range of base and wall units; stainless steel sink; plumbing and space for washing machine and tumble dryer; wall mounted gas central heating boiler.

Garage: up and over door; power and light.

OUTSIDE



The garden to the front has an area of lawn with planted borders; the driveway provides off street parking for two cars. The spacious fully enclosed rear garden has been landscaped with a Porcelain slabbed Patio area immediately outside the garden room; an area of artificial lawn bordered by low maintenance gravel leading to a children's play area and a second Patio area; wooden garden shed; trampoline; children's climbing frame and swings.

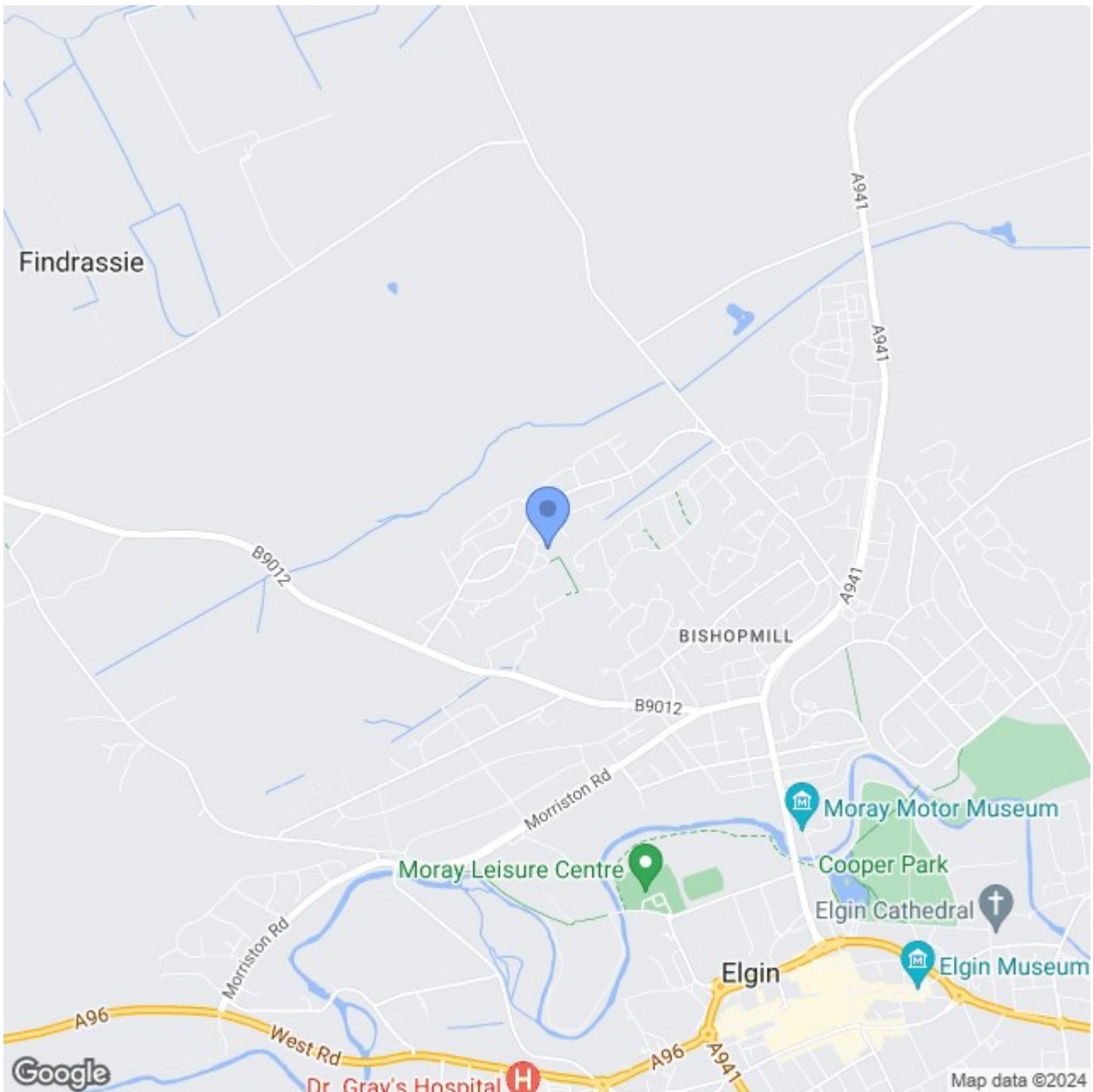
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, en-suite and guest WC fittings; the built-in electric oven; gas hob, hood, integrated dishwasher and fridge freezer in the kitchen; the wall mounted electric fire in the lounge and the wooden garden shed; trampoline and children's climbing frame and swings in the garden.

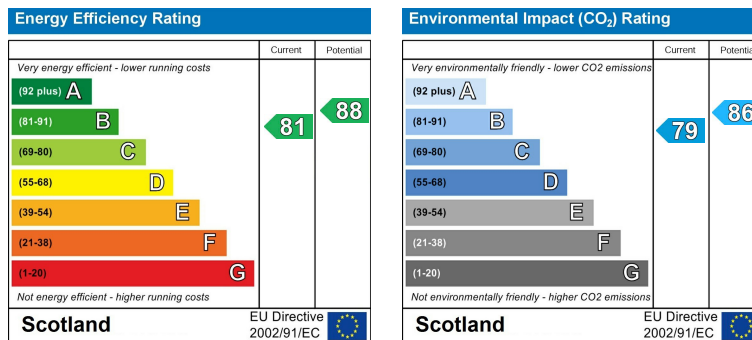
Council Tax Band:



Area Map



Energy Efficiency Graph



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