



**3 Duffus Place, Elgin, IV30 5PB**  
**Offers over £270,000**

Detached three bedroom house situated in the popular Hamilton Gardens estate and within walking distance of Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance hallway, lounge, dining kitchen, sun lounge, guest WC, three double bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage and garden.



#### ENTRANCE HALLWAY



Composite wood effect glazed door, wood effect flooring, ceiling light fitting.

#### GUEST WC

9'1" x 6'0" (2.77m x 1.84m)



Window to side, sink & WC, recessed laundry cupboard with plumbing & space for washing machine & tumble dryer, vinyl flooring, ceiling light fitting, extractor fan.

#### LOUNGE

13'4" x 11'7" (4.08m x 3.54m)



Bay window to front, wood effect flooring, ceiling light fitting.

#### DINING KITCHEN

18'7" x 10'11" (5.67m x 3.35m)



Window to rear, fitted kitchen in cream gloss effect, built-in double electric oven, 4 ring gas hob & hood, plumbing & space for dishwasher and for under counter fridge, under-stair larder cupboard, wood effect flooring, two ceiling light fittings.

**SUN LOUNGE**

11'1" x 7'10" (3.40m x 2.40m)



Glazed on two sides, doors either side to rear garden, wood effect flooring, ceiling light fitting, underfloor electric heating.

**STAIRCASE & LANDING**



Window to side, fitted carpet, two ceiling light fittings.

**BEDROOM 1**

13'5" x 9'10" (4.09m x 3.02m)



Window to rear, range of built-in wardrobes, fitted carpet, ceiling light fitting.

**EN-SUITE SHOWER ROOM**

6'11" x 6'10" (2.13m x 2.09m)



Window to rear, vanity mounted sink & WC, spacious shower cubicle with mains shower, vinyl flooring, inset ceiling spotlights.



### BEDROOM 2

11'6" x 10'7" (3.52m x 3.24m)



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

### BEDROOM 3

11'5" x 10'1" (3.49m x 3.09m)



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

### FAMILY BATHROOM

6'11" x 6'10" (2.13m x 2.09)



Window to rear, vanity mounted sink & WC, bath with tap/shower attachment, vinyl flooring, ceiling light fitting.

### GARAGE

Single garage, up & over door, power & light.

### OUTSIDE



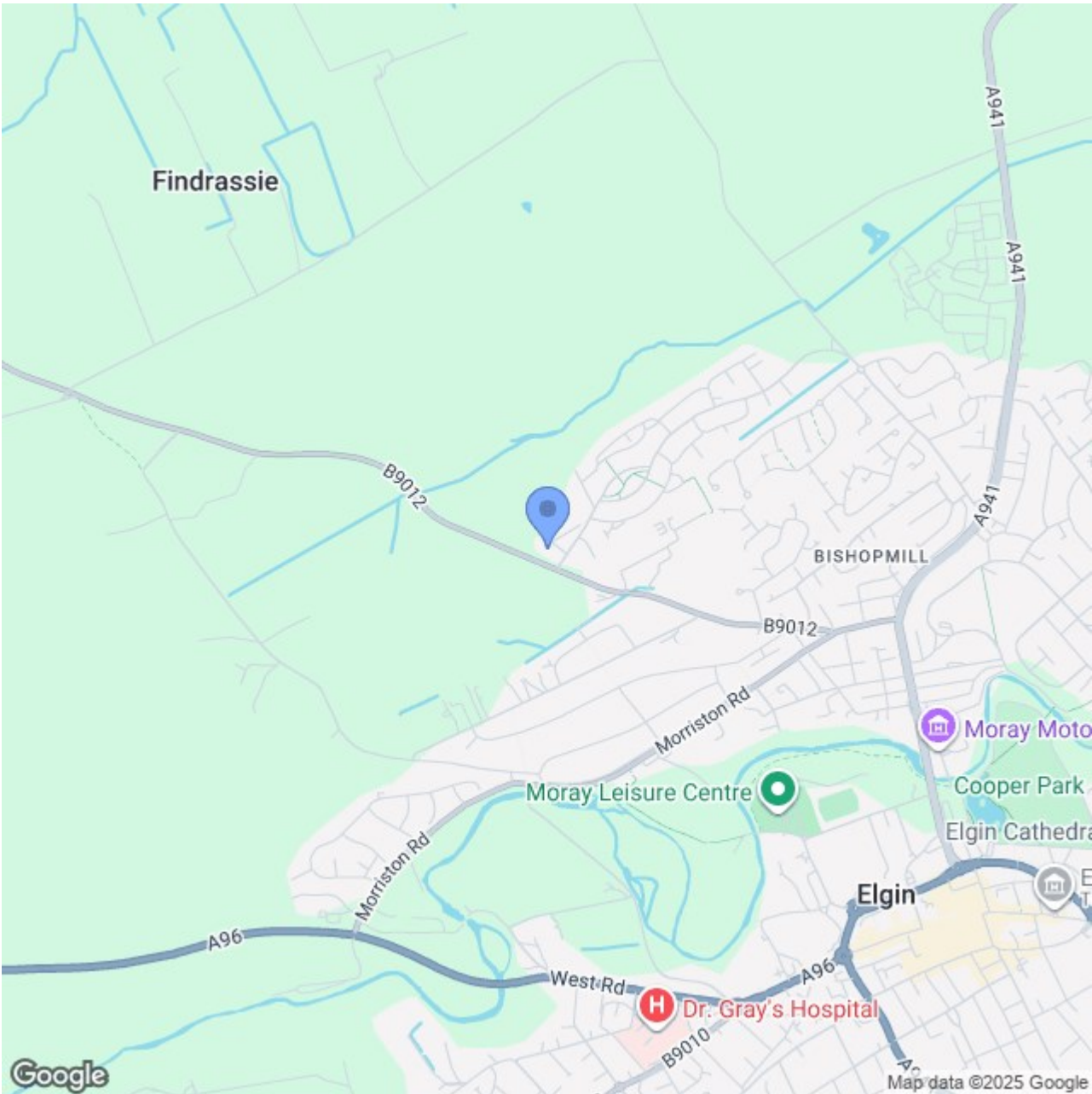
The garden to the front has an area of lawn & a driveway providing off-street parking for several cars. The full enclosed rear garden is mainly lawn with mature planted borders. An area of decking lies directly outside the sun lounge.

### NOTES

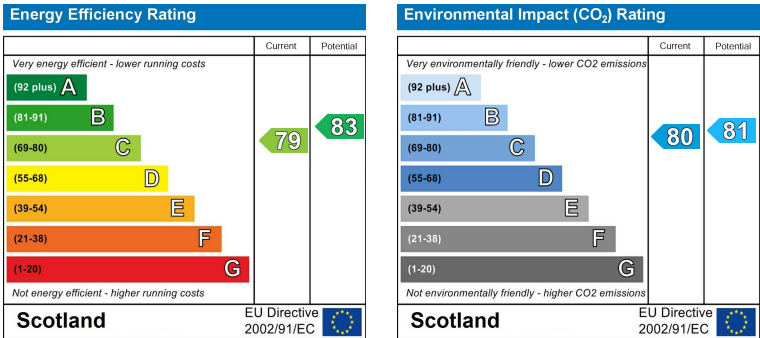
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom, guest WC, & ensuite fittings, the double oven, hob & hood in the kitchen.

To book a viewing please contact selling agent on 01343 555  
150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.