



Duffus Crescent, Elgin, IV30 5PY
Offers Over £172,000

BELVOIR!

BELVOIR!

Modern 3 bedroom semi detached home situated the popular Hamilton Gardens development in Elgin.

Elgin offers a great range of amenities including large chain stores, supermarkets, both primary and secondary education and leisure facilities.

The accommodation comprises entrance hallway, lounge, dining kitchen, three double bedrooms, guest WC and bathroom.

The property further benefits from double glazing, gas central heating, driveway and gardens to the front and rear.

EPC C

Entrance Hallway 6'10" x 4'3" (2.1 x 1.3)

Spacious entrance hallway which leads to the guest W.C and through to the lounge.

Ceiling light fittings. Fitted neutral carpet.

Guest W.C 9'2" x 3'7" (2.8 x 1.1)

Window to the side aspect. Ceiling light fittings. Wood effect vinyl flooring.

W.C and wash hand basin in white. Central heating radiator.

Lounge 16'2" (at widest point) x 12'7" (4.95 (at widest point) x 3.85)

Window to over looking the front garden. Ceiling light fitting. Fitted carpet in a neutral colour.

Built-in under stair storage cupboard.

Concealed staircase to the first floor accommodation and a door leading to dining kitchen.

Dining Kitchen 16'2" x 9'2" (4.95 x 2.8)

Window over looking the rear garden. Ceiling light fittings. Room for a large dining table. Tiled flooring. Modern fitted kitchen with ample base and wall units and work top space. Built in electric oven, Four ring gas hob, Chimney style extractor hood and integrated dish washer. Central heating radiator.

There is space for a fridge freezer and plumbing in place for washing machine. French doors lead out to the rear garden from the dining area.

Stairs Landing

Window to the side aspect. Ceiling light fitting. Fitted carpet in a neutral colour.

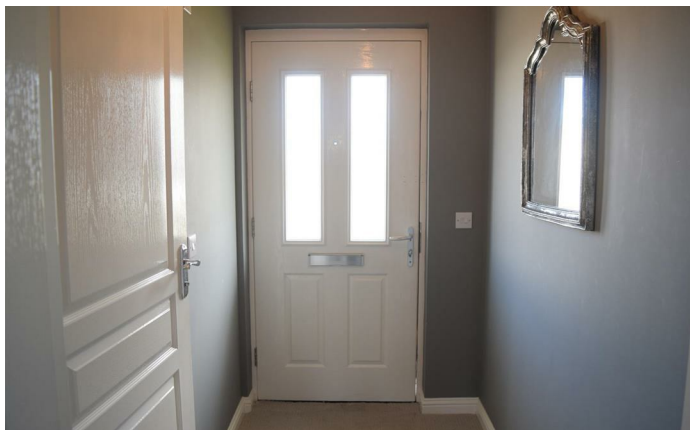
Access to the bedrooms and bathroom. Central heating radiator.

Bathroom 7'4" x (2.24 x)

Opaque window to the rear. Ceiling light fittings. Wood effect effect flooring.

Three piece suite in white comprising vanity unit with inset wash hand basin, w.c and bath with shower over and glass screen.

Central heating radiator.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

BELVOIR!

Bedroom 1 9'2" x 10'7" (2.8 x 3.25)

Rear facing double bedroom. Ceiling light fitting. Central heating radiator.

Neutral fitted carpet. Built-in wardrobe with mirror front providing hanging and shelved storage.

Master Bedroom 8'6" x 10'5" (2.6 x 3.2)

Front facing double bedroom. Ceiling light fitting. Central heating radiator.

Neutral fitted carpet. Built-in wardrobe providing hanging and shelved storage.

Bedroom 3 8'2" (2.5)

A third double bedroom with window to the front aspect.

Fitted neutral carpet. Central heating radiator.

Ceiling light fitting.

Gardens

To the front there is a neat lawn area with planted borders.

There is a driveway providing off street parking for two cars.

The enclosed rear garden is predominantly laid to lawn with borders. Wooden garden shed. Garden Tap.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

BELVOIR!