



**Harper
Macleod LLP**
Estate Agents & Solicitors



30 St. Peters Road, Duffus, IV30 5QL
Offers over £230,000

Detached three bedroom bungalow situated in a quiet cul-de-sac location in the popular village of Duffus. The accommodation comprises entrance vestibule, hallway, open plan lounge/dining kitchen, conservatory, two double bedrooms, one single bedroom, family bathroom and utility room. The property which is in excellent order throughout and has lovely open countryside views from the rear further benefits from double glazing, air source central heating; solar panels; garage; garden and a recently built summerhouse/studio.

ENTRANCE VESTIBULE

5'3" x 3'6" (1.61m x 1.09m)

uPVC entrance door and glazed side panel; built-in cupboard; ceramic tile flooring; ceiling light fitting.

HALLWAY



Solid wood flooring; ceiling light fitting.

OPEN PLAN LOUNGE/DINING KITCHEN

LOUNGE

8'9" x 11'6" (2.69m x 3.51m)



Window to front; sold wood flooring; ceiling light fitting.

KITCHEN

10'9" x 9'9" (3.29m x 2.99m)



Window to rear; kitchen in light wood effect; built-in single electric oven, hob and hood; plumbed in Hotpoint dishwasher; vinyl flooring; ceiling light fitting; door to the utility room.

DINING AREA

Patio doors to the conservatory; solid wood flooring; ceiling light fitting.

CONSERVATORY

10'6" x 8'7" (3.22m x 2.64m)



Glazed on three sides; ceramic tile flooring; door to the rear garden.

UTILITY ROOM

8'11" x 5'4" (2.74m x 1.63m)

Glazed on three sides; sink; worktop; wall unit; plumbing for washing machine and space for tumble dryer; vinyl flooring; inset spotlights.

BEDROOM 1

10'6" x 10'2" (3.22m x 3.12m)



Window to front; triple built-in wardrobes; solid wood flooring; ceiling light fitting.

BEDROOM 2

9'9" x 8'3" (2.99m x 2.54m)



Window to rear; built-in wardrobe; solid wood flooring; ceiling light fitting.

BEDROOM 3

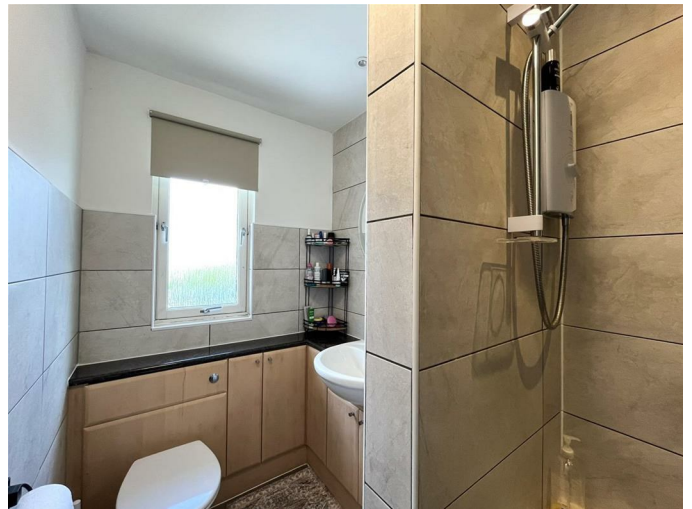
9'10" x 6'9" (3m x 2.07m)



Window to front; solid wood flooring; ceiling light fitting.

BATHROOM

4'11" x 4'9" (1.50m x 1.47m)



Window to rear; vanity mounted sink and WC; bath with mains fed shower and second electric shower; tile effect flooring; ceiling light fitting.

GARAGE



Up and over door; window and personnel door to the side; power and light.

SUMMER HOUSE/STUDIO



Recently built wooden summerhouse/studio; windows to side and rear giving lovely views over the open countryside; power and light.

OUTSIDE



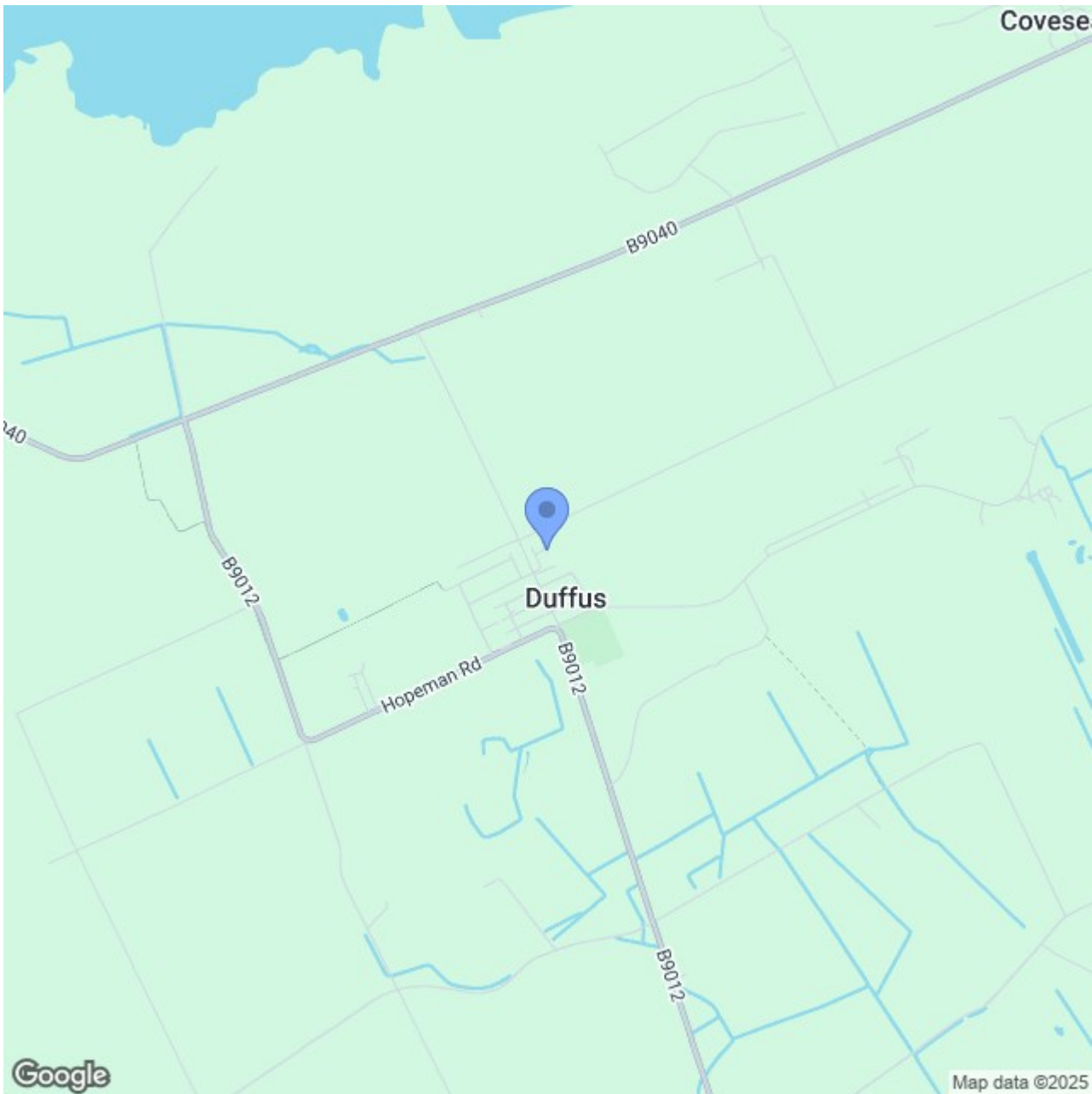
The garden to the front is all low maintenance gravel with a driveway giving a good deal of off street parking; mature blossom tree. The fully enclosed garden to the rear is mainly lawn with a raised deck; bordered with dry stone wall and mature shrubs and trees.

NOTES

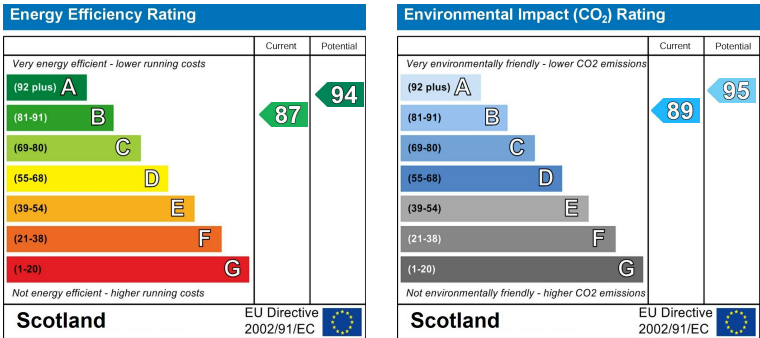
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the electric oven, hob, hood ; plumbed in dishwasher in the kitchen and the summerhouse/studio in the garden.

VIEWING CONTACT SELLING AGENT.

Area Map



Energy Efficiency Graph



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