



36 Duffus Crescent, Elgin, IV30 5PY
Offers Over £300,000

 4  3  2  B

abs⁺
estateagents

Nestled in the popular area of Duffus Crescent, Elgin, this splendid detached house offers a perfect blend of modern living and comfort. Built in 2012, the property boasts a generous 1,475 square feet of well-designed space, making it an ideal family home.

The property has two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and spacious, ensuring that every member of the household can find their own space to relax. With four bedrooms, there is ample room for family and guests alike. The bathroom, ensuite shower room and guest WC provide convenience and privacy, catering to the needs of a busy household.

The property is set in a desirable location, while still being close to local amenities and schools. The parking space for three vehicles is a significant advantage, providing ease and accessibility for residents and visitors.

This home reflects contemporary design and energy efficiency, making it a smart choice for those seeking a modern lifestyle. With its thoughtful layout and ample space, this property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising property, this home in Duffus Crescent is certainly worth considering.





Hallway

Front door with opaque glazed panels leads to the hallway. Karndean flooring, coving to ceiling, smoke detector, radiator and light fittings. Doors to Kitchen Diner, Lounge, Guest WC and Store Room. Staircase to upper floor.

Kitchen Diner

8'6" x 24'8" (2.60m x 7.53m)

Well-appointed kitchen fitted with a range of base and wall-mounted units, with ample work surfaces fitted over. One and a half bowl sink and drainer. Integrated dishwasher, oven and hob. Karndean flooring, light fittings, and a radiator. Two windows to the side and one to the front of the property with blinds. Ample space for a family-sized dining table and chairs. Opening to:-



Garden Room

11'6" x 13'0" (3.52m x 3.97m)

Fabulous extra living space at the rear of the property. Windows and french doors to the rear garden. Laminate flooring and radiator.



Lounge

15'10" x 10'10" (4.84m x 3.32m)

Bright and airy lounge with a window and French doors fitted with blinds and overlooking the rear garden, providing plenty of natural light. Fitted carpet, smoke detector, light fitting and radiator. Storage cupboard.



Store Room

7'10" x 3'4" (2.40m x 1.02m)

Pendant light, Karndean flooring and door to integral garage.

Guest WC

3'6" x 6'5" (1.07m x 1.96m)
Two-piece white suite comprising wash hand basin and WC. Vinyl flooring, chrome accessories, wall mirror, light fitting and radiator. Opaque window to the front.

Upper Floor

Carpeted staircase leads to the upper landing. Doors to all bedrooms and the bathroom. Hatch to loft space, pendant light, radiator and smoke detector.

Master Bedroom

12'5" x 14'4" (3.79m x 4.37m)
Double bedroom with a window to the front of the property fitted with a curtain pole. Fitted carpet, pendant light and radiator. Built-in wardrobe with sliding doors, hanging rail and shelf. Door to:-

Ensuite Shower Room

7'3" x 4'11" (2.22m x 1.52m)
Good-sized ensuite shower room fitted with a wash hand basin set in a vanity unit, wc with concealed cistern and shower cubicle. Towel rail radiator, light fitting. extractor and vinyl flooring. Opaque window to the front.

Bedroom 3

8'2" x 10'9" (2.50m x 3.30m)
Double bedroom with window to the rear fitted with a curtain pole and blackout blinds. Fitted carpet, radiator and pendant light.

Bathroom

7'5" x 5'3" (2.27m x 1.61m)
Three-piece suite comprising bath with shower attachment and shower screen, WC and wash hand basin. Opaque window to the rear, medicine cabinet, vinyl flooring, chrome towel rail radiator, extractor and light fitting.

Bedroom 4

8'6" x 8'9" (2.60m x 2.68m)
Single bedroom with a window to the rear fitted with a curtain pole. Built-in wardrobe with hanging and shelved storage. Light fitting, fitted carpet and radiator.





Bedroom 2

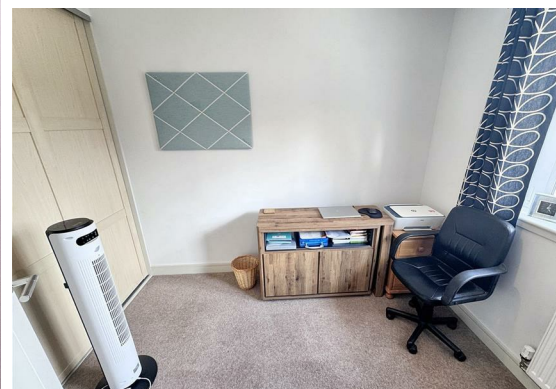
8'5" x 12'0" (2.59m x 3.68m)

Double bedroom with a window to the front fitted with a curtain pole, and a second window to the side with blinds. Storage cupboard, light fitting, fitted carpet and radiator.

Integral Garage

7'9" x 16'1" (2.38m x 4.92m)

Single garage with up-and-over door, power and light.



Outside

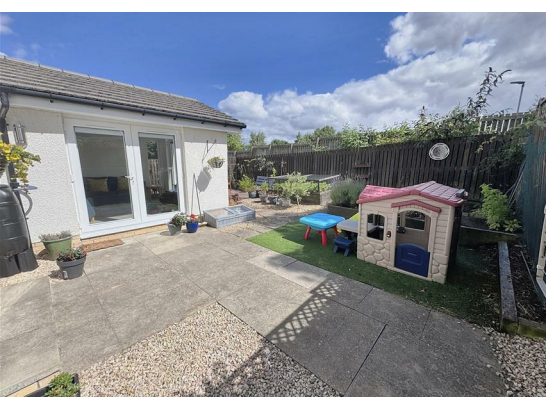
The front garden has a lock block driveway with parking for two cars leading to the single garage. Area of lawn at one side and paved path around the side of the property leading to a gate to the rear garden. Fully enclosed garden to the rear, which has a raised strawberry patch and flower bed, paved patios and artificial lawn for ease of maintenance.

Fixtures and Fittings

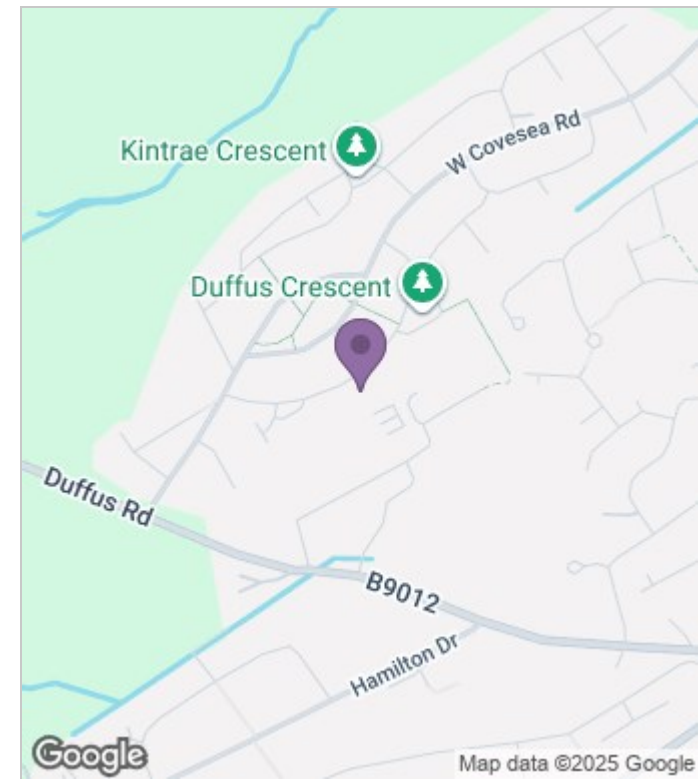
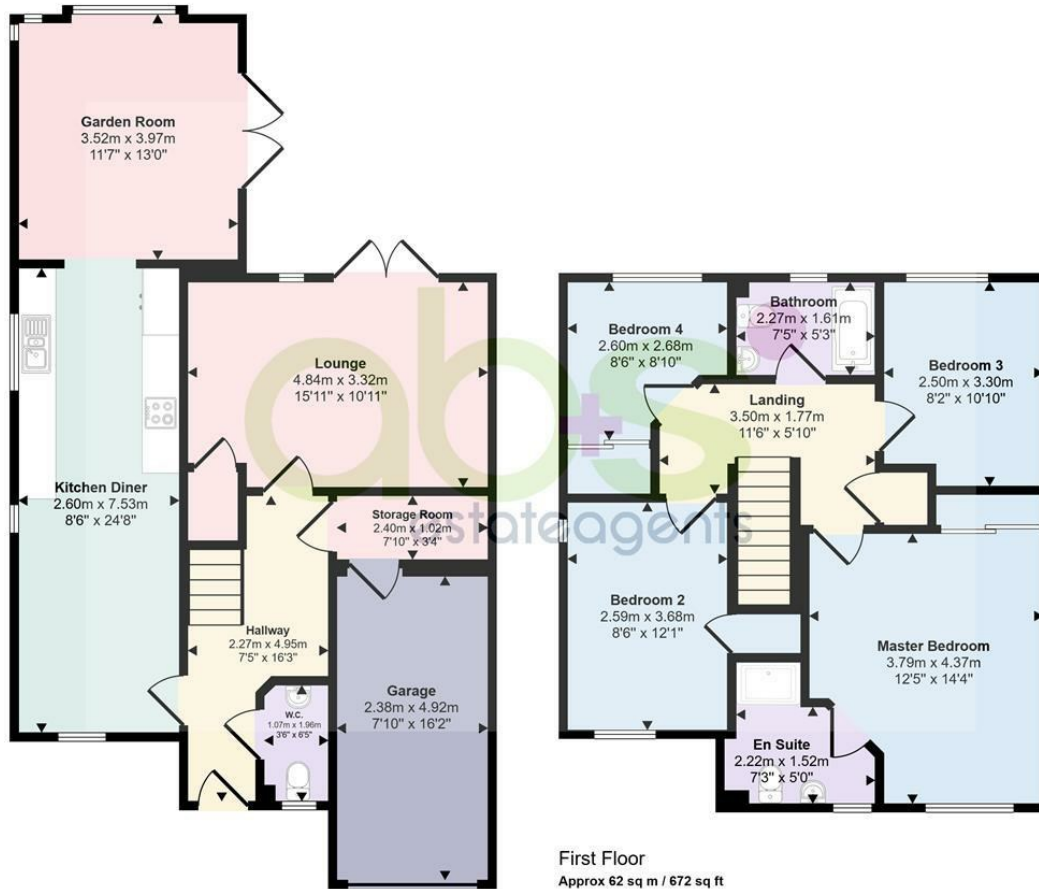
The fitted floor coverings, blinds and light fittings (apart from the one in the Garden Room) will be included in the sale price along with the integrated dishwasher, oven and hob.

Home Report

The Home Report Valuation as of July, 2025 is £300,000, Council Tax Band E, and EPC rating is B.



Approx Gross Internal Area
141 sq m / 1521 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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.