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1 St. Peters Road, Duffus, IV30 5QL

Offers Over £290,000

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Detached 4/5-bedroom home in a quiet Duffus situation which has been freshly redecorated throughout with spacious and flexible interiors, generous garden to front and rear, driveway & garage.

Set within the charming village of Duffus, this detached family 4/5-bedroom home offers an exceptional lifestyle opportunity in one of Moray's most desirable semi-rural settings. Just moments from the world-renowned Gordonstoun School, the property sits within easy reach of unspoilt countryside, historic landmarks and some of Scotland's finest stretches of coastline.

Thoughtfully modernised, newly redecorated throughout and presented in good condition, the home combines generous proportions with a versatile layout ideally suited to contemporary family living.

The welcoming ground floor includes a bright formal lounge, a stylish open-plan kitchen and dining room with direct access to the enclosed rear garden, a cosy snug, a spacious ground-floor bedroom and a modern bathroom — creating a perfect balance of comfort and flexibility. Upstairs, three well-appointed bedrooms and a contemporary shower room provide ample space for family, guests or home working. The property's attractive frontage and secure, low-maintenance garden make outdoor living both effortless and enjoyable.

Beyond the home, the surrounding lifestyle is a major attraction. Residents can enjoy woodland walks, cycle routes and open countryside right on the doorstep. The stunning beaches at Lossiemouth — including West Beach, famed for its sweeping dunes, and East Beach with its iconic bridge — are only a short drive away, offering outstanding opportunities for coastal walks, water sports and year-round scenic beauty. Duffus itself is known for its community feel, historic castle ruins and peaceful rural atmosphere, while nearby Elgin provides shopping, dining and transport links.

Whether you're seeking proximity to Gordonstoun, a tranquil base close to the coast, or a stylish home with exceptional lifestyle ap

Vestibule

1.56m x 1.13m

Glazed door to vestibule with meter cupboard. Panelled door to the Hallway.

Entrance Hall

Hallway with staircase to the upper floor and understair cupboard.

Lounge

19'3" x 12'8" (5.89m x 3.87m)

This beautifully bright lounge is bathed in natural light from dual-aspect windows, showcasing the warm timber flooring and elegant feature fireplace. A wonderfully inviting space, perfect for relaxing or entertaining.

Snug/Family Room or Bedroom 5

3.79m x 3.38m

This flexible ground-floor room offers wonderful versatility, making an ideal snug, family room or fifth bedroom. With soft neutral décor, contemporary flooring and a generous window drawing in natural light, it provides a calm and adaptable space to suit a variety of needs

Dining Kitchen

7.97m x 3.15m

This stunning dining kitchen forms the heart of the home, beautifully designed with contemporary grey cabinetry, warm butcher-block worktops and integrated appliances. The spacious dining area flows effortlessly from the kitchen, with patio doors opening to the garden—creating a bright, sociable space perfect for family life and relaxed entertaining.

Bedroom 4

2.77m x 4.28m

Well-proportioned downstairs bedroom offers a bright and peaceful retreat, featuring fresh neutral décor, modern flooring and a large window drawing in natural light. Built-in wardrobe storage adds practicality, making it ideal as a comfortable bedroom, guest room or home office.





Bathroom

3.63m x 1.70m

This fresh and inviting bathroom combines clean, modern styling with practical design, featuring a full-sized bath, separate shower enclosure and elegant half-panelled walls. Soft blue tones and bright natural light create a calm feel—an ideal space for unwinding at the end of the day.

Landing

The generous upper landing creates a bright and open circulation space, enhanced by fresh white décor and soft carpeting. With useful built-in storage, it adds a practical and airy transition between the upstairs rooms.

Bedroom 1

3.84m x 5.74m

Generously sized principal bedroom offers enhanced by soft neutral décor and carpeting. Clever built-in wardrobes and eaves storage provide excellent practicality, while dual window aspects draw in natural light and create an airy, welcoming atmosphere—an ideal space to unwind at the end of the day.

Bedroom 2

4.45m x 2.48m

This bright front-facing double bedroom offers a calm and contemporary feel, with soft décor, carpeting and a generous built-in wardrobe with open shelving. The feature dormer window invites in plenty of natural light, creating a welcoming and versatile space.

Bedroom 3

4.39m x 2.44m

This peaceful rear-facing bedroom offers a bright and calming atmosphere, enhanced by soft neutral décor and recessed lighting. A generous built-in wardrobe with open shelving plus a second cupboard provides excellent storage, while the wide window brings in natural light and frames a pleasant outlook over the garden area.

Bathroom

2.16m x 2.12m

Contemporary bathroom featuring a sleek P-shaped bath with overhead shower and glass screen, set against modern large-format charcoal tiles for a striking finish. Vanity unit and chrome heated towel rail add both practicality and polish, while the large window floods the room with natural light.

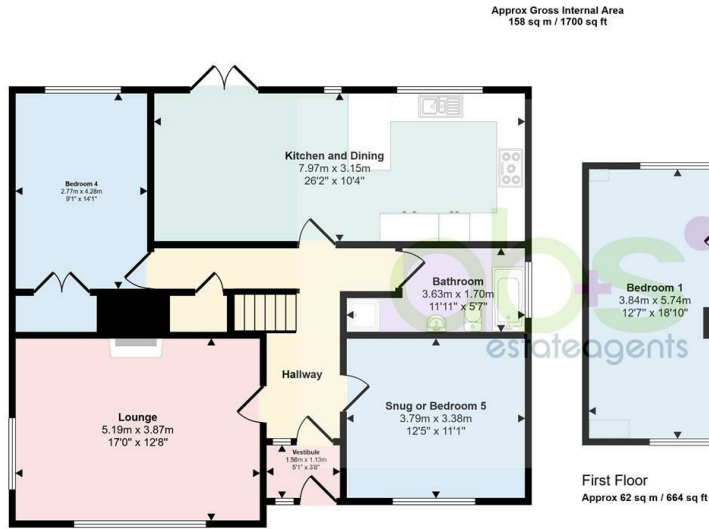
Garden

The property enjoys a generous front garden laid mainly to lawn, creating strong kerb appeal and complemented by a sweeping path and spacious driveway. To the rear, the enclosed garden offers a practical mix of lawn and paved areas, with mature planting providing privacy. A raised decked section adds useful outdoor space, though it would benefit from some refurbishment, giving buyers the opportunity to personalise this part of the garden to their own taste.

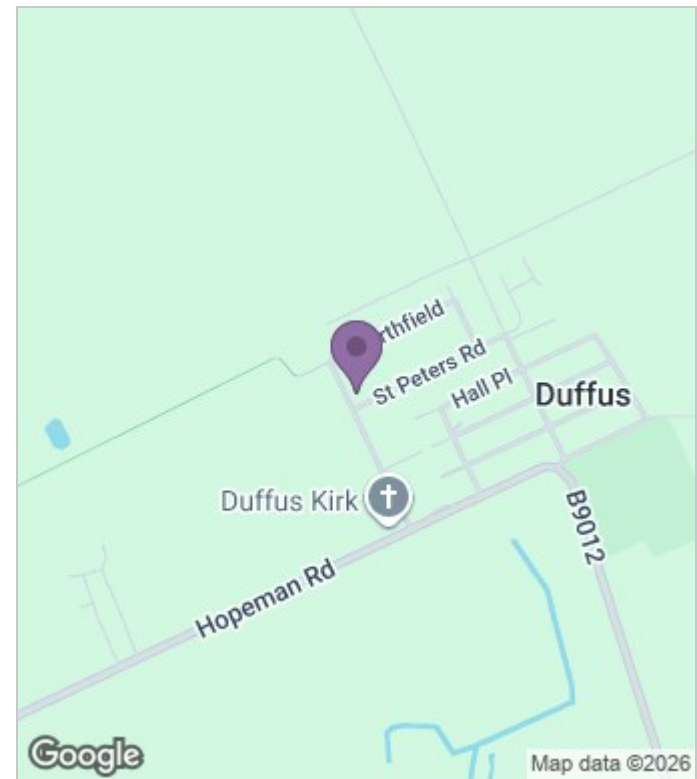
Garage

Single car block built garage with profiled metal sheet clad roof. Up and over door and power is connected. The central heating boiler is located here.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	60
(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.

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