



Achlain, 13 Dunbar Lane, Duffus, IV30 5QN

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**abs**<sup>+</sup>  
estateagents



Nestled in the charming village of Duffus, Elgin, this delightful detached bungalow on Dunbar Lane offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two reception rooms, providing ample space for relaxation and entertaining guests.

The shower room and bathroom ensure convenience for all residents, while the well-designed layout enhances the flow of the home. The bungalow is equipped with solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world. Additionally, the air source heating system ensures a warm and inviting atmosphere throughout the year.

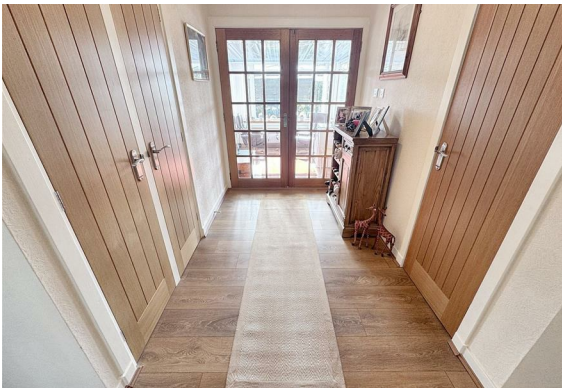
For those with vehicles, the property offers generous parking spaces for many vehicles, making it easy for family and friends to visit. The surrounding area is tranquil, providing a serene environment while still being within reach of local amenities and attractions.

This bungalow is not just a house; it is a home that promises comfort, convenience, and a touch of modernity. Whether you are looking to settle down or invest in a property that offers both charm and practicality, this residence on Dunbar Lane is certainly worth considering.

**Conservatory**

7'3" x 11'2" (2.23m x 3.41m)

The door at the front of the property leads to the Conservatory. Windows on three sides fitted with blinds. Tiled flooring, light fitting and radiator. Double glazed doors to:-







### Hallway

Spacious Hallway with doors to all rooms. Laminate flooring, smoke detector, 3 pendant lights and a radiator. Cupboard with double doors housing the solar panel battery and shelving. Cupboard housing the electricity fuse box. Hatch to loft space.

### Lounge

16'2" x 11'9" (4.95m x 3.60m)

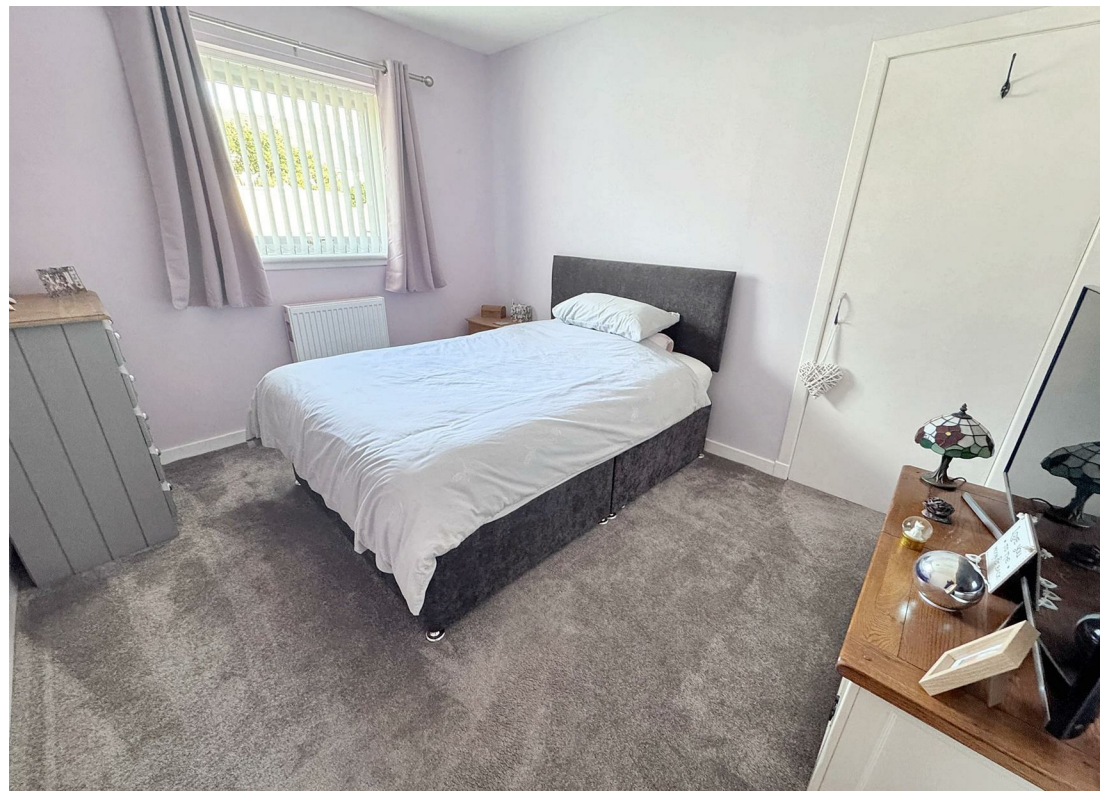
Well-proportioned Lounge with windows to the front and side, fitted with vertical blinds. A wood-burning stove set in a marble fireplace is the focal point of the room. Radiator, fitted carpet, pendant light and smoke detector.



### Bedroom 1

12'0" x 12'10" (3.66m x 3.92m)

Double Bedroom with a window to the rear fitted with vertical blinds. Two double wardrobes with hanging rails and shelving. Fitted carpet, radiator and pendant light.



### Bedroom 2

9'10" x 11'8" (3.02m x 3.57m)

Double Bedroom with a window to the rear fitted with vertical blinds and curtains. Built-in wardrobe with hanging rail and shelf. Fitted carpet, radiator and pendant light.

### Bedroom 3

12'0" x 10'2" (3.67m x 3.12m)

Double Bedroom with a window to the rear fitted with vertical blinds. Large built-in wardrobe with sliding doors, hanging and shelved storage. Fitted carpet, radiator and pendant light.





**Bathroom**

7'9" x 7'4" (2.37m x 2.24m)

Newly fitted bathroom featuring a three-piece white suite comprising bath, wash hand basin set in a vanity unit, and WC. Opaque windows to the side and rear. Medicine cabinet, chrome towel rail radiator, vinyl flooring and ceiling light.



**Shower Room**

3'10" x 7'8" (1.19m x 2.34m)

Comprises a shower cubicle with a mains shower, a wash hand basin set in a vanity unit and WC. Opaque window to the side. Chrome towel rail radiator, ceiling light, extractor fan and vinyl flooring.



**Dining Kitchen**

11'10" x 16'4" (3.61m x 4.98m)

Delightfully spacious Dining Kitchen, fitted by Howdens, has ample base and wall-mounted units with plenty of work surface space. Integrated dishwasher, fridge/freezer, oven and induction hob with extractor hood above. One and a half bowl sink and drainer. Two windows to the front and one to the side are fitted with vertical blinds, allowing plenty of natural light. Space for a dining table and chairs. Heat detector, recessed spotlights, vinyl flooring and radiator.



**Front garden**

Well-maintained garden to the front with flower beds, shrubs, fruit trees and an area of lawn. Paved patio and an area of hardstanding. Rotary dryer. Two greenhouses. Driveway leads up to the carport and garage.

**Rear Garden**

The rear garden is laid in hardstanding with parking space for several cars. Raised vegetable bed. Shed and wood stores.







### Garage/Workshop

The garage has an electric roller door, power and light. Sink and inspection pit. Opening to the workshop, which has work benches, units and shelving. Pedestrian door to rear garden and window to the side.

### Fixtures and Fittings

The fitted floor coverings and blinds will be included in the sale price along with the integrated fridge/freezer, washing machine, dishwasher, oven and hob.

NB Most of the current lamp shades will be removed and replaced with other shades. All curtains and curtain poles will be removed, apart from the curtains in Bedroom 2.

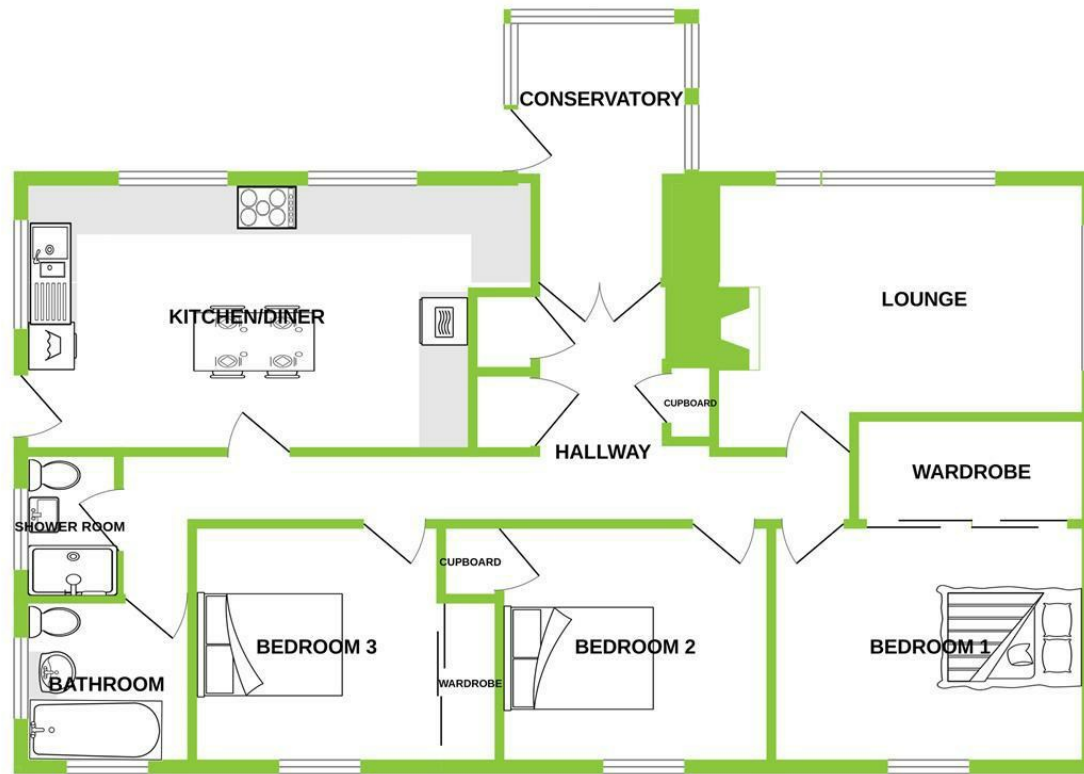
### Home Report

The Home Report Valuation as of September 2025 is £295,000, the Council Tax Band is D and the EPC rating is B.






GROUND FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

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