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## Alderston, 12 Duff Avenue, Elgin IV30 1QS



This traditional stone and slate six bedroom detached house is situated within easy reach of local amenities and Elgin town centre and is a lovely family home.

**TRADITIONAL DETACHED TOWN HOUSE  
FOUR DOUBLE BEDROOMS PLUS TWO  
ATTIC BEDROOMS  
CELLAR  
FRONT AND REAR GARDENS  
PRIVATE DRIVEWAY, GARAGE  
AND OUTBUILDINGS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND G  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£520,000**

**E10**

This traditional stone and slate detached six bedroom town house is situated in the heart of Elgin, close to amenities, schools and transport links.

In good condition, the accommodation comprises: Entrance vestibule, hallway, living room with bay window and wood-burning stove, sitting room/family room with fireplace, dining room/music room with wood-burning stove, spacious utility room and WC. The kitchen has a gas-fired Aga and leads to a timber-clad extension which houses an open plan dining/family room with wood-burning stove and patio doors to the garden. A cellar beneath the main house is accessed from a staircase beside the downstairs WC. To the first floor is a double bedroom with en suite shower room and three further double bedrooms, while on the half-landing is a family bathroom with free-standing bath and separate shower and a walk-in linen cupboard providing ample storage. To the attic floor is a double bedroom with en suite shower room and a further double bedroom currently used as a home office. The property benefits from gas-fired central heating and double glazing.

To the rear of the property is a paved courtyard seating area and a large rear garden laid mostly to lawn. There is a private driveway, single garage with additional storage, and a row of stone-built outbuildings, as well as a timber shed and greenhouse.

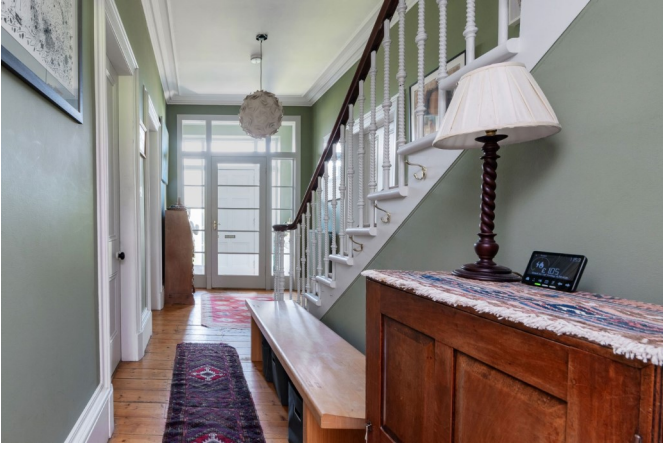
We highly recommend a viewing of this beautiful family home.









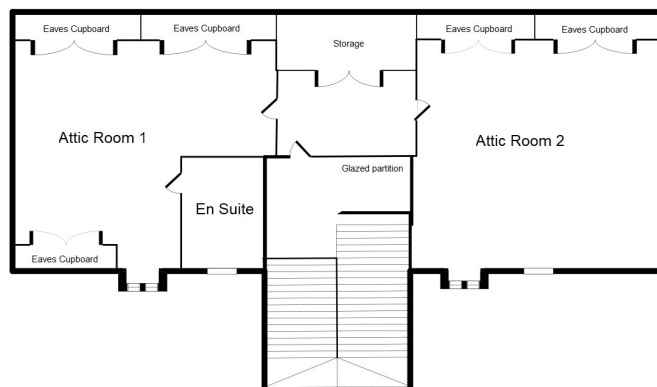
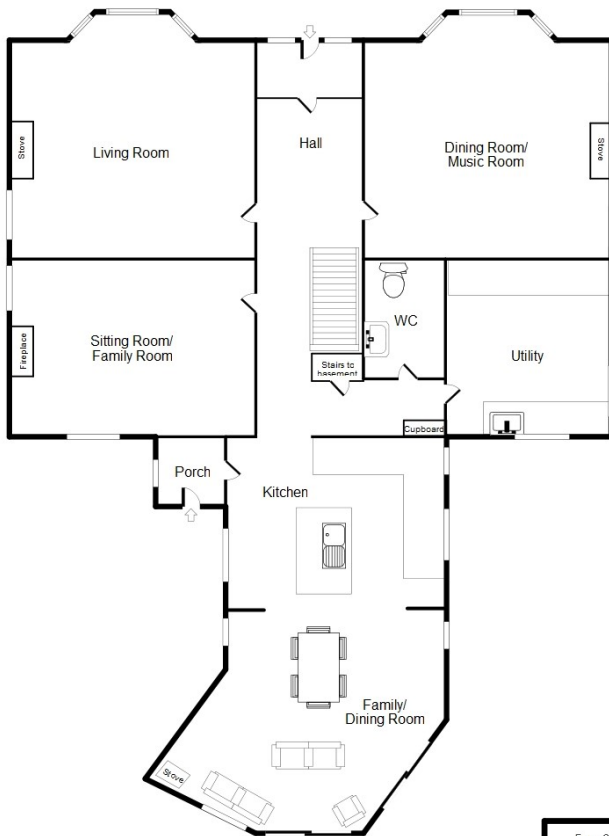




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Vestibule 2.36m x 1.25m
- Kitchen 4.34m x 3.88m
- Family/Dining Room 6.08m x 4.79m
- Rear Vestibule 1.39m x 1.19m
- Utility 3.71m x 3.33m
- WC 2.48m x 1.40m
- Sitting Room/  
Family Room 4.93m x 3.69m
- Living Room 5.40m x 4.95m

- Dining Room/  
Music Room 5.40m x 4.94m
- Bathroom 4.38m x 3.85m
- Bedroom 1 4.92m x 3.86m
- Bedroom 2 4.92m x 3.83m
- Bedroom 3 4.93m x 3.84m
- En Suite 2.38m x 2.36m
- Bedroom 4 4.92m x 3.85m
- Attic Bed 1 4.83m x 3.90m
- Attic Office 4.84m x 3.90m



Please note these floorplans are not to scale and are for representational purposes only

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.