



9 GORDONSTOUN ROAD

ELGIN, IV30 5WE

£475,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome to the market this impressive and beautifully presented home, enjoying an open outlook within the charming and highly sought-after village of Duffus.

Thoughtfully updated and tastefully decorated by the current owners, the property offers spacious and versatile accommodation ideally suited to modern family living. At its heart is a stunning kitchen, finished with solid oak worktops, a range cooker, Belfast sink and breakfast bar, creating a warm and inviting space for everyday living and entertaining. A generous living room features a multi-fuel stove and French doors opening out to the garden, while the spacious dining room, complete with bay window and its own multi-fuel stove, provides an elegant setting for family meals and gatherings.

The main house offers four well-proportioned bedrooms, two bathrooms, a useful utility room and excellent storage throughout, ensuring both comfort and practicality. A standout feature of the property is the impressive annex, which provides open-plan living with kitchen and dining space, a sleeping area, shower room and additional attic storage. This flexible space is ideal for multi-generational living, visiting guests or as a superb home office.

Externally, the property continues to impress with a large, well-maintained garden incorporating patio areas, a greenhouse, garden shed and a selection of fruit trees, perfect for those who enjoy outdoor living and gardening. A gated driveway provides secure off-street parking for multiple vehicles.

Combining space, style and versatility in a desirable village setting, this exceptional home must be viewed to be fully appreciated.

**ARANCI
& FIRTH**
PROPERTY

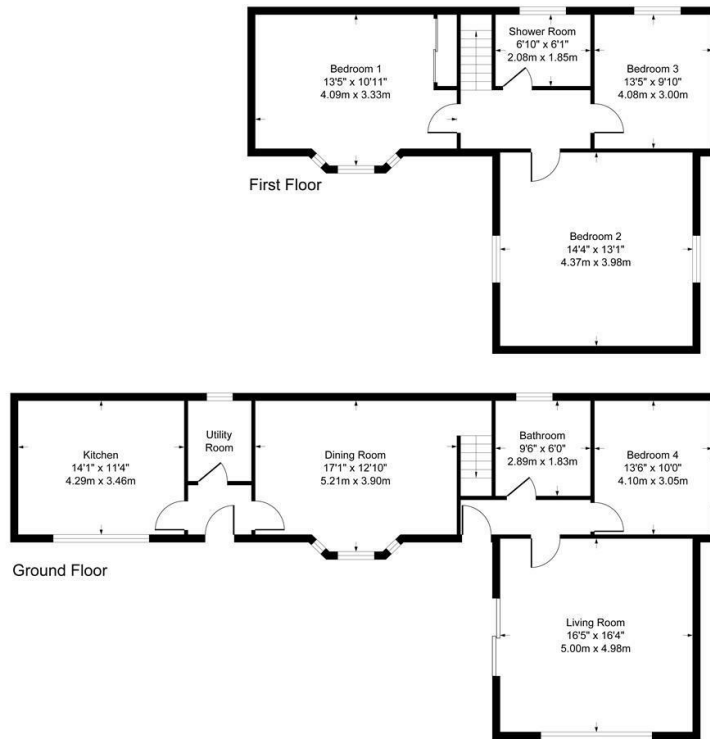
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- Sought-after village location with open outlook in Duffus
- Beautifully presented and thoughtfully updated throughout
- Four generous bedrooms
- Stunning kitchen with solid oak worktops, range cooker and breakfast bar
- Bright living room with multi-fuel stove and French doors to the terrace
- Elegant dining room with bay window and multi-fuel stove
- Highly versatile self-contained annex ideal for guests or home working
- Utility room and plenty of storage throughout
- Large, well-maintained garden with greenhouse, fruit trees and patio areas
- Gated driveway providing parking for multiple vehicles





Approximate Gross Internal Area
1673 sq ft - 155 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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