

# 4 Philaxdale

DUFFUS, ELGIN, MORAY, IV30 5RL



*A substantial detached family home of exceptional privacy and setting, within walking distance of Gordonstoun School and the open Moray countryside*



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Occupying one of the finest plots within this exclusive development on the edge of Duffus, 4 Philaxdale is a substantial detached family home enjoying exceptional privacy, mature gardens and beautiful views across the Moray countryside and enjoying a degree of privacy and tranquillity that is increasingly rare to find. The property sits in a quiet courtyard surrounded by nature. The current owners have enjoyed the property as a family home for many years and, through their passion for conservation, have transformed the expansive garden into something genuinely extraordinary: nature ponds, wildflower meadows, and an abundance of pollinator planting create a living landscape that changes with the seasons and draws wildlife to the door. Moray's beaches are within walking distance with a cycle path.

The accommodation is generous and well-considered, offering four double bedrooms, two with en-suites, a large open-plan kitchen and dining space, a separate family room, a full-width lounge with dual-aspect windows, and a double garage. The property is presented in its original condition, offering the incoming buyer a rare and increasingly sought-after opportunity to renovate and remodel entirely to their own taste, within a setting that could not be improved upon in Moray's sunny microclimate.

## THE LOUNGE

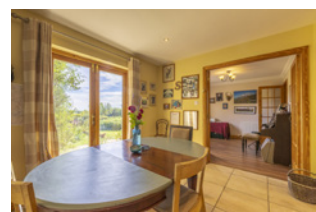


The house opens through a spacious T-shaped hallway that sets the tone for the generous proportions found throughout. The lounge is a particularly impressive room, running to over five and a half metres in width with dual-aspect windows that fill the space with natural light and frame views across the surrounding landscape.

# THE KITCHEN/DINER



The kitchen and dining space is fully fitted with oak units and integrated appliances, with French doors opening directly to the rear garden, drawing the outside in on finer days.



A flexible family room, currently a music room, sits adjacent to the kitchen, equally well-suited as a formal dining room, children's playroom, or additional reception, and the ground floor is completed by a well-appointed utility room with access to the double garage, and a modern downstairs WC.

# THE FAMILY ROOM



# THE UTILITY & WC





The ornate wooden staircase, lit naturally from a large Velux above the landing, rises to the upper floor where four double bedrooms, all with garden and countryside views, are served by a family bathroom and two private en-suite facilities. The principal bedroom is a particularly fine room, measuring over four and a half metres across, with twin windows commanding the rear aspect and a substantial built-in wardrobe with mirrored doors.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



four double bedrooms, all with garden and countryside views, are served by a family bathroom and two private en-suite facilities



# BEDROOM 3



# BEDROOM 4



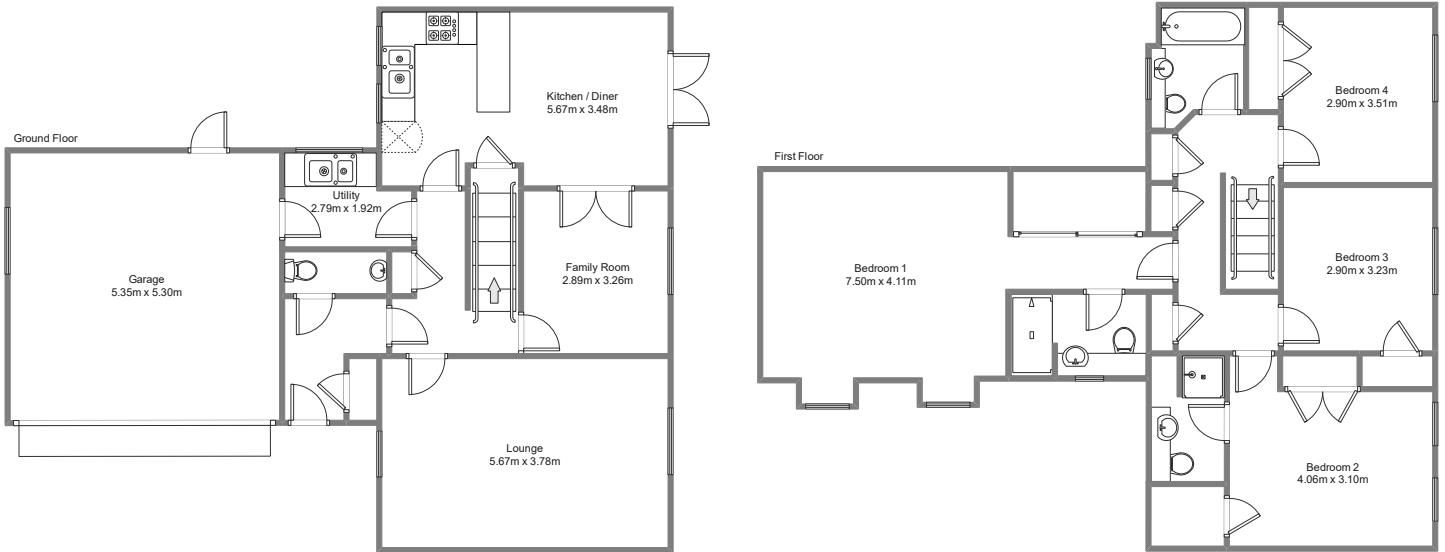
The garden at 4 Philaxdale is something of a rarity: a large, mature plot that has been tended with genuine ecological intent over many years. The current owners have created nature ponds that attract dragonflies, frogs, and visiting birds throughout the seasons. Wildflower meadows ripple with colour from late spring through to autumn, and the planting throughout has been carefully chosen to support bees, butterflies, and other pollinators. It is a garden that rewards time spent in it, and one that will appeal enormously to buyers who share a love of the natural world.

Beyond the conservation planting, the garden provides extensive lawned areas, an ornamental paved patio ideal for outdoor dining, mature shrubs and hedging offering natural screening, and a traditional stone dyke wall that frames the property beautifully against the open countryside beyond. A garage with a remote-controlled door, a garden shed, and ample private parking for three vehicles complete the external picture. The main garden is securely fenced, and privacy is afforded by hedging, but views across the fields to woodland and hills are visible.

# EXTERNALS

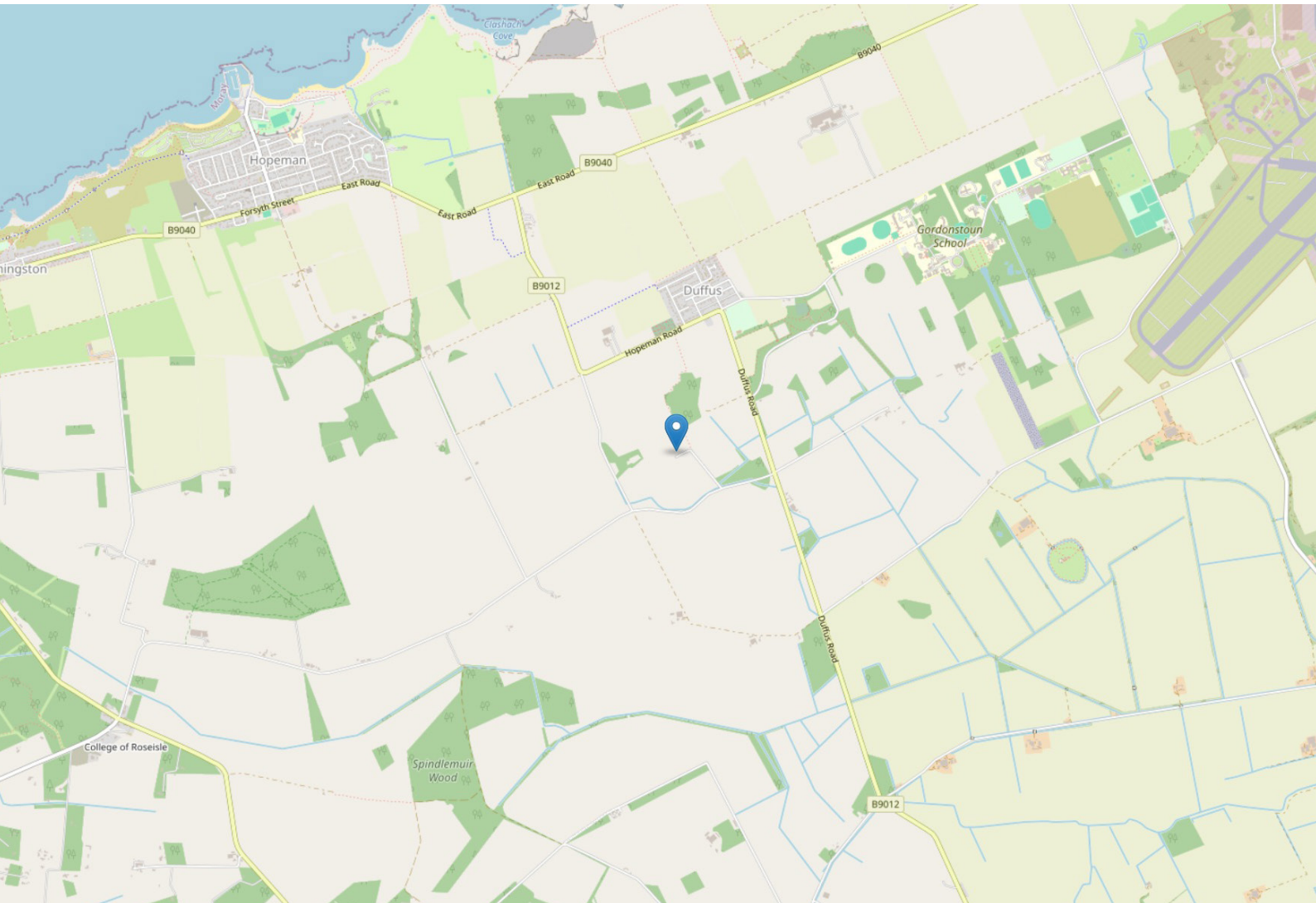


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Duffus is a village of quiet distinction. Consecutively awarded Best Kept Small Village in the North of Scotland, it sits within a landscape of real character: the dramatic ruins of Duffus Castle, the ancient St Peter's Kirk, and the historic Spynie Palace are all within easy reach, lending the area a depth of history that enriches daily life here. The immediate countryside offers exceptional sporting and leisure opportunities, from salmon and trout fishing on nearby rivers to shooting, cycling, and miles of walking on the doorstep.





For families, the location carries a particular appeal. Gordonstoun School, one of Scotland's most celebrated independent schools, lies just two miles to the east, and the current family's children made the journey on foot, crossing the fields each day in a manner that speaks to the kind of unhurried, connected childhood that this setting affords. It is a detail that will not be lost on families considering the school.

The Moray coast is minutes away, with both Lossiemouth and Hopeman approximately three miles distant, offering sandy beaches, harbour walks, golf, and the wide horizons of the Moray Firth. Elgin, Moray's principal city with a full range of retail, leisure, and professional services, is around six miles away, while Inverness Airport is comfortably within 45 minutes by car, providing direct connections to London and beyond. The A96 corridor provides straightforward access east to Aberdeen, typically around an hour and a half.



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