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Auchinview Church Street Dufftown AB55 4AR









Offers Over £175,000

Benefiting from a convenient and central location within the town is this 2/3 Bedroom Semi-Detached House. The property is positioned down a lane and the property benefits from lovely open views to the front out towards the distant hills that surround Dufftown.

# **Features**

2/3 Bedroom Semi-Detached House
Countryside Views to the front
Spacious Garden
Double Glazing
Gas Central Heating

Benefiting from a convenient and central location within the town is this 2/3 Bedroom Semi-Detached House. The property is positioned down a lane and the property benefits from lovely open views to the front out towards the distant hills that surround Dufftown.

Accommodation comprises a Hallway, Lounge, Kitchen, a Ground Floor Bedroom / 2nd Reception Room and a Ground Floor Bathroom. The 1st floor comprises 2 further Double Bedrooms.

Entrance to the property can either be via the front entrance door which leads into the hallway or via the rear entrance door which leads directly into the kitchen.

#### **Entrance Hallway**

Pendant light fitting Double radiator Vinyl flooring

A carpeted staircase leads up to the First Floor Landing

#### Lounge: 12'1" maximum x 13'8" maximum (3.68 x 4.16)

Pendant light fitting

2 double glazed windows to the front aspect offering countryside views

Recessed alcove

Double radiator

Fitted carpet

# Kitchen: 13' x 7'11" (3.96 x 2.4)

Strip light ceiling fitting

Double glazed windows to the rear aspect

Double radiator

Modern Logic Ideal gas boiler

Built-in shelved storage cupboard

Fitted base unit with a single sink & drainer unit

Space to accommodate an electric cooker, dishwasher & washing machine

Vinyl flooring

## Bathroom: 5'8" maximum into recess x 6'5" (1.72 x 1.94)

Pendant light fitting

Double glazed window to the rear aspect

Double radiator

Combined WC & Sink with mixer tap

Wet wall finish to the bath area

Vinyl flooring

#### Ground Floor Bedroom/Second Reception Room: 13'9" x 10'9" plus recesses

Pendant light fitting

2 double glazed windows to the front aspect offering countryside views

Double radiator

An open fireplace with a tiled hearth surround

Fitted carpet

#### **First Floor Accommodation**

#### Landing

Pendant light fitting Loft access hatch Fitted carpet

#### Bedroom 2: 13'9" x 9'2" plus open cupboard space (4.18 x 2.79)

Pendant light fitting

Double glazed windows to the front aspect offering countryside views

Double radiator

Open cupboard space with a single glazed skylight window & a separate door leads into the

Landing Area

Laminate flooring

## Bedroom 3: 13'10" x 10'9" plus recess (4.21 x 3.27)

Pendant light fitting

Double glazed windows to the front aspect offering countryside views

Double radiator

Fitted carpet

#### **Outside Accommodation**

## **Spacious Garden**

A spacious front garden which commences with a large, paved seating area

The remainder of the garden is mostly laid to lawn

Wired fence boundary with the neighbouring property

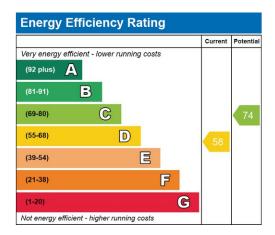
(please note that there is a strip of land to one side of the garden which belongs to the distillery and is not owned by the property)

Side pathway which leads to a Communal Drive & Parking Area with a Garage & Shed

#### Note 1

All light fittings & floor coverings are to remain.

# **Energy Performance Rate**



# **Council Tax Band**

# **Currently B**



































#### **Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

#### **Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

#### **Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

#### **Entry**

By mutual agreement

#### Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

#### FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.