

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.