

23 Mount Street  
Dufftown  
Morayshire  
AB55 4FH



**Offers Over £90,000**

Located in the Speyside village of Dufftown is this spacious 2 Bedroom First Floor Flat which benefits from open views to the front and is situated next to Tininver Park.



## Features

2 Bedroom 1st Floor

Double Glazing

Under Floor Heating

Rear Garden

Shed

Garage

**Located in the Speyside village of Dufftown is this spacious 2 Bedroom First Floor Flat which benefits from open views to the front and is situated next to Tininver Park.**

**Accommodation comprises an Entrance Hallway, Hallway, Lounge, 2 Bedrooms, Kitchen & Bathroom**

**Access to the Property is via a Private Entrance Door which leads into the Entrance Hallway**

**Entrance Hallway**

Fitted carpet

Meter cupboard

A carpeted staircase with a double-glazed window leads up to a door which leads into the Hallway itself

**Hallway**

Pendant light fitting

Loft access hatch

Built-in storage cupboard

Fitted carpet

**Lounge: 14'8" x 12'6" plus recess (4.47 x 3.81)**

Coved ceiling with a ceiling light fitting

Double glazed windows to the front offering views out to the hills that surround the village

Electric fire

Recessed alcove with shelving & cupboard space

Fitted carpet

**Bedroom 1: 12'5" plus cupboard space & a recess x 12'2" (3.78 x 3.71)**

Coved ceiling with a pendant light fitting

2 double glazed windows to the rear aspect

Built-in cupboard

Fitted carpet

**Bedroom 2: 12'3" plus window recess x 10'9" plus cupboard space (3.73 x 3.27)**

Pendant light fitting

Double glazed window to the rear aspect

Built-in storage cupboard

Fitted carpet

**Kitchen: 5'8" plus door recess x 13'9" (1.72 x 4.18)**

Strip light ceiling fitting

Double glazed windows to the front aspect

Wall mounted cupboard & fitted base units with roll top work surfaces & a single sink with mixer tap

Space to accommodate a free-standing electric cooker, washing machine & fridge freezer

Laminate flooring

**Bathroom: 8'2" x 4'11" maximum (2.49 x 1.48)**

Pendant light fitting

Double glazed window to the side aspect

3-piece suite with electric shower, shower screen & wet wall finish to the bath area

Laminate flooring

**Note 1**  
All light fittings & floor coverings are to remain.

**Note 2**  
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

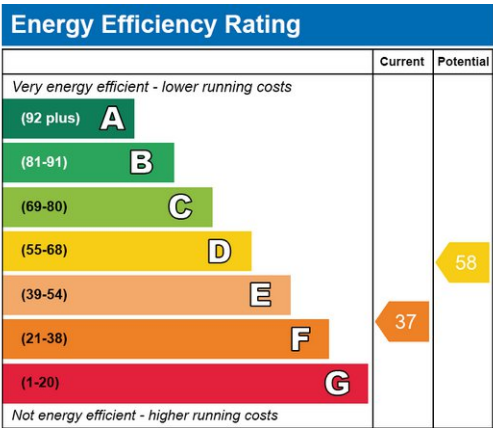
Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

No moveable items will be included in the sale.

**Energy Performance  
Rate**

**Council Tax Band**

**Currently A**











**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.