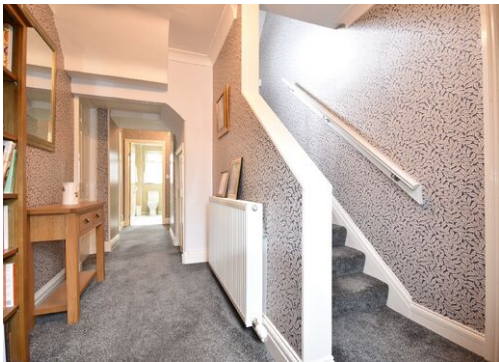


58 Balvenie Street
Dufftown
Morayshire
AB55 4AS



Offers Over £220,000

Located in the Speyside village of Dufftown is this roomy lovely 3 / 4 Bedroom End-Terrace House which has a Rear Garden featuring a Summer House and Storage Shed / Workshop. The property also has its Own Driveway at the Rear offering Off-Street Parking.



Features

3 / 4 Bedroom End-Terrace House

Corner Plot Position

3 Reception Rooms

Rear Garden with Summer House

Double Glazing

Gas Central Heating

Located in the Speyside village of Dufftown is this roomy lovely 3 / 4 Bedroom End-Terrace House which has a Rear Garden featuring a Summer House and Storage Shed / Workshop. The property also has its Own Driveway at the Rear offering Off-Street Parking.

Accommodation comprises a Hallway, Lounge, Sitting Room, Dining Room / possible 4th Bedroom, a Kitchen, Utility Room / W.C, a Ground Floor Master Bedroom and a Shower Room. The 1st Floor comprises 2 further Double Bedrooms.

Hallway

A coved ceiling with 2 ceiling light fittings
Double radiator
A carpeted staircase leads up to the 1st floor landing
2 built-in storage cupboards
Fitted carpet

Lounge – ‘L’ shaped room 16’10” (5.13) max narrowing to 10’10” (3.30) x 13’3” (4.03) max

Coved ceiling with 4 wall mounted light fittings
2 double glazed windows to the rear
Double radiator
Laminate flooring

A rear entrance door leads to a rear entrance vestibule which then leads out to the garden

Sitting Room – 13’1” (3.98) x 11’3” (3.42) plus a recess

Coved ceiling with light fitting
Double glazed window to the front
Radiator
A fireplace surround with an open fire
Fitted carpet

Dining Room / 4th possible Bedroom – 13’1” (3.98) plus a recess x 10’8” (3.25) plus a door recess

Coved ceiling with light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Kitchen – 15’ (4.57) x 9’2” (2.79)

Coved ceiling with 3 pendant light fittings
Double glazed window to the rear overlooking the garden and offering some views towards the distant hills that surround Dufftown
Double radiator
A range of fitted base units with an integrated gas hob and electric oven
Space to accommodate a fridge/freezer, dishwasher and space to accommodate an under-counter fridge or freezer
A ceramic double sink with mixer tap
Laminate flooring

Utility Room / W.C – 6'1" (1.84) x 3'5" (1.03)

Coved ceiling with light fitting

Single radiator

Wash hand basin and W.C

Fitted worksurface with space to accommodate a washing machine with a tumble dryer above

Vinyl flooring

Ground Floor Bedroom – 13'1" (3.98) x 11'4" (3.45) plus a door recess

Coved ceiling with light fitting

Double glazed window to the front

Double radiator

Built-in triple mirrored wardrobe

Laminate flooring

Shower Room – 8'9" (2.66) x 5'7" (1.70) max

Coved ceiling with light fitting

Double glazed window to the rear

Single radiator

Fitted vanity unit with a recessed wash basin

A double shower cubicle with a mains shower

Press flush W.C

Wet wall finish to the walls

Vinyl flooring

1st Floor Accommodation**Landing**

Ceiling light fitting

Double glazed window to the rear which offers a view out towards the peak of Ben Rinnes and the distant hills that surround the village

Fitted carpet

Bedroom Two – 13'10" (4.21) x 13'4" (4.06) max into the window recess

Ceiling light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Bedroom Three – 13'6" (4.11) max into the window recess x 10'6" (3.20)

Ceiling light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Garden

The property benefits from a rear garden which features a lovely garden pond and a timber-built summer house which measures internally 9'7" (2.91) x 9'6" (2.89)

There is a timber workshop (measuring 20ft x 10ft internally) to one side which is fitted with power and lighting

A rear access gate leads directly to the driveway

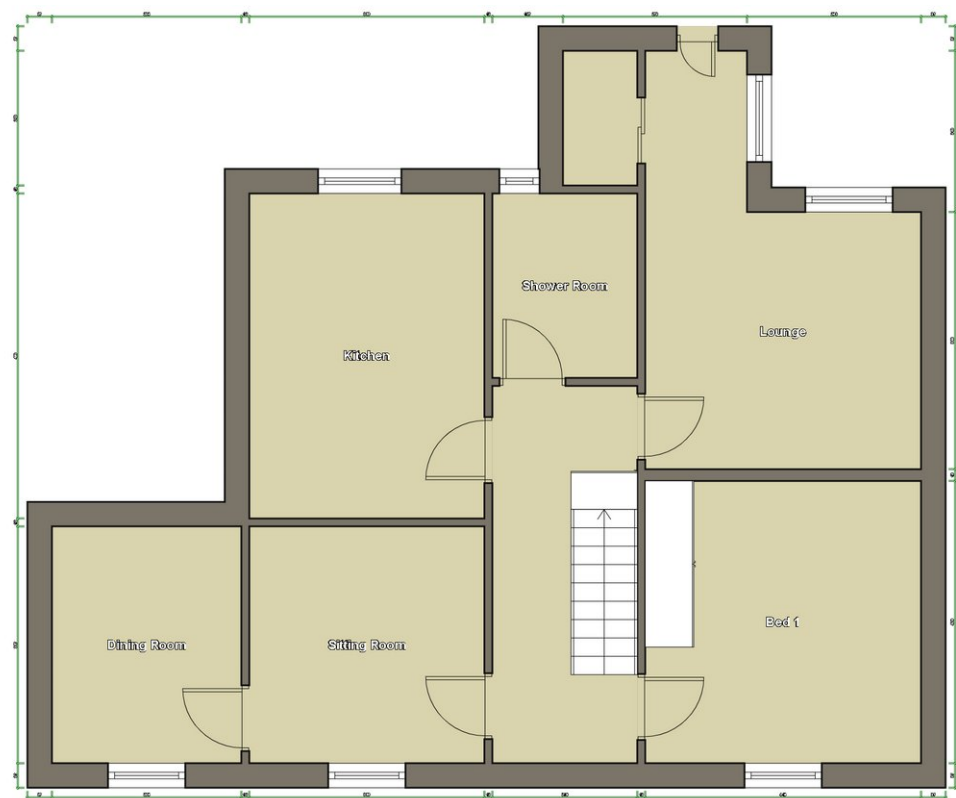
Driveway

The property benefits from its Own Driveway providing Off-Street Parking.

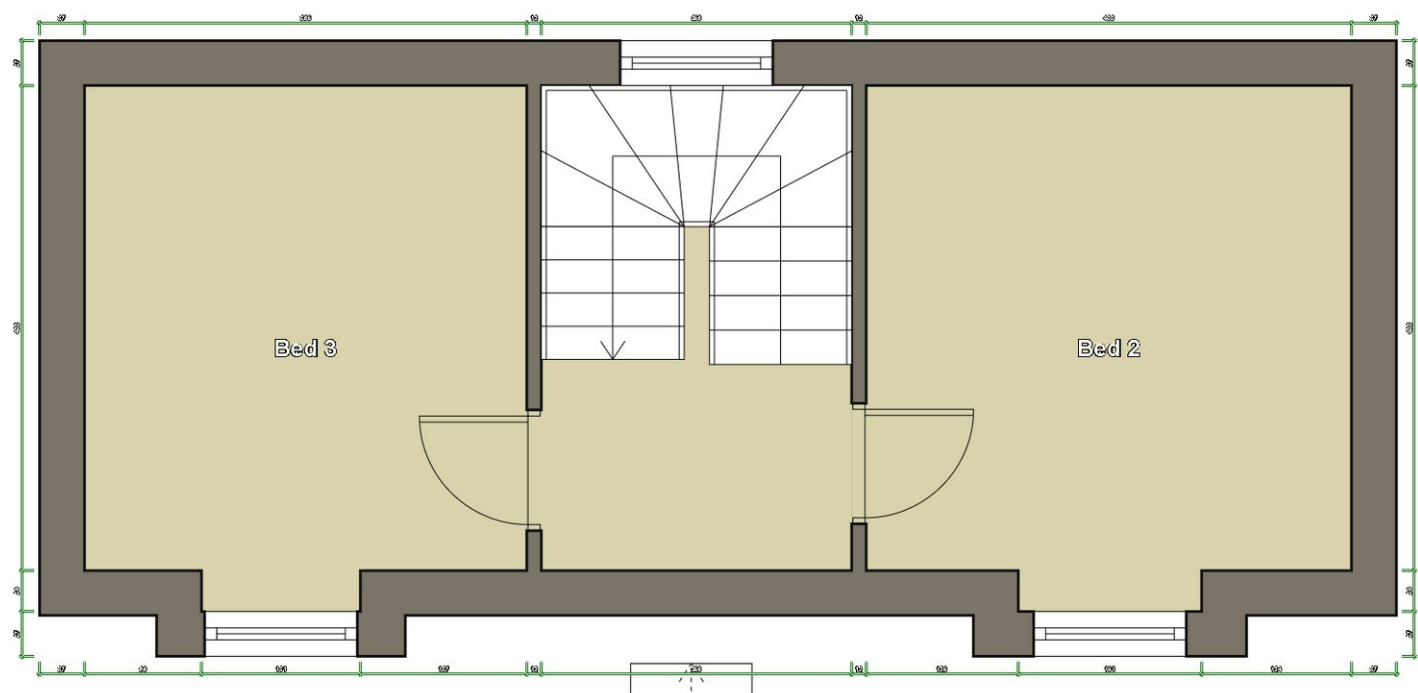
Note 1

All light fittings & floor coverings are to remain.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.













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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently C

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.