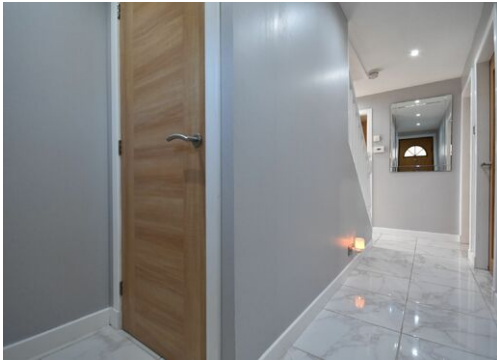


2 Louise Street,

Dufftown,

AB55 4BE



Offers Over £165,000

Located in the Speyside village of Dufftown is this 4 Bedroom Semi-Detached House which has been modernised by the current owners.



Features

Set on a corner plot

Modernised by the current owners

Conservatory

Garage to the Rear

Double Glazing

Gas Central Heating



Located in the Speyside village of Dufftown is this 4 Bedroom Semi-Detached House which has been modernised by the current owners.

Accommodation comprises a Hallway, Lounge, Conservatory, Kitchen and a Ground Floor Shower Room. The 1st floor comprises 2 Double Bedrooms and a Family sized Bathroom with 2 further Bedrooms to the 2nd Floor. The property benefits further from a Westerly facing Rear Garden with a Garage at the rear of the property.

Entrance to the Property is via front door with double glazed window leading to:

Hallway

Recessed ceiling lighting
Double radiator
Built-in under stairs storage cupboard
A carpeted staircase leads to the 1st floor landing
Marbled design tiled flooring

Doors lead to the Lounge, Conservatory, Kitchen and Ground Floor Shower Room.

Lounge – 14'5" (4.39) max into bay window recess x 12'10" (3.91) max into recess

Recessed ceiling lighting
Double glazed bay window to the front
Double radiator
2 recessed alcoves both with recessed down lighting
Fitted carpet

Conservatory – 18'6" (5.64) plus door recess x 7'1" (2.15)

Double glazed windows and double door which lead out to the garden
2 wall mounted light fittings
Double radiator
Marbled design tiled flooring

Kitchen – 13'1" (3.98) max x 9'11" (3.02) max

Recessed ceiling lighting
Double glazed window to the rear
Double radiator
Wall mounted cupboards with under unit lighting and fitted base units
Single sink with drainer unit and mixer tap
Integrated appliances includes a gas hob with extractor, microwave, electric oven, fridge and freezer
Space to accommodate a washing machine and tumble dryer
Marbled design tiled flooring

A rear entrance door leads out to the garden

Ground Floor Shower Room – 6'7" (1.99) x 5'6" (1.67)

Ceiling light fitting
Double glazed frosted window to the rear
Heated towel rail
Vanity unit with recessed wash basin and press flush W.C
Shower cubicle with wet wall finish within and electric shower
Tile effect flooring

1stFloor Accommodation

Landing

Recessed ceiling lighting

Double glazed window to the front

A carpeted staircase leads up to the 2nd floor where bedrooms 3 & 4 are located.

A built-in storage cupboard

Fitted carpet

Bedroom One – 11'2" (3.40) x 9'8" (2.94) plus door recess

Pendant light fitting

Double glazed window to the rear which offers views towards the hills which surround Dufftown

Double radiator

Fitted carpet

Bedroom Two – 10'4" (3.15) x 9'8" (2.94) max into recess

A double bedroom comprising a pendant light fitting

Double glazed window to the rear

Double radiator

Space to accommodate free-standing wardrobes to one side

Fitted carpet

Family Bathroom – 9'10" (2.99) x 7'9" (2.35)

Recessed ceiling lighting

Double glazed window to the rear which offers views towards the hills which surround Dufftown

Heated towel rail

A 4-piece suite comprising a double ended bath, shower cubicle with mains twin head shower, press flush W.C and pedestal wash basin.

Marbled design tiled flooring

2ndFloor Accommodation

Landing

Recessed ceiling light

Double glazed Velux window offering views towards the hills that surround Dufftown

Fitted carpet

Bedroom Three – 13'7" (4.13) x 9'8" (2.94) max

A good sized double bedroom

Recessed ceiling lighting

Double glazed Velux window to the rear which offers views towards the hills which surround Dufftown

Single radiator

Fitted carpet

Bedroom Four – 13'7" (4.13) x 6'1" (1.84)

A single bedroom

Recessed ceiling lighting

Double glazed Velux window to the rear which offers views towards the hills which surround Dufftown

Single radiator

Fitted carpet

Garden

A westerly facing garden commencing with paved seating area
The remainder of the garden features a decked seating area with built-in bench
To the rear is a storage shed fitted with lighting within

Garage

Fitted with lighting and power within
2 single glazed windows and an up and over door to the front
To the side of the garage is a gravelled area that can accommodate a car

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

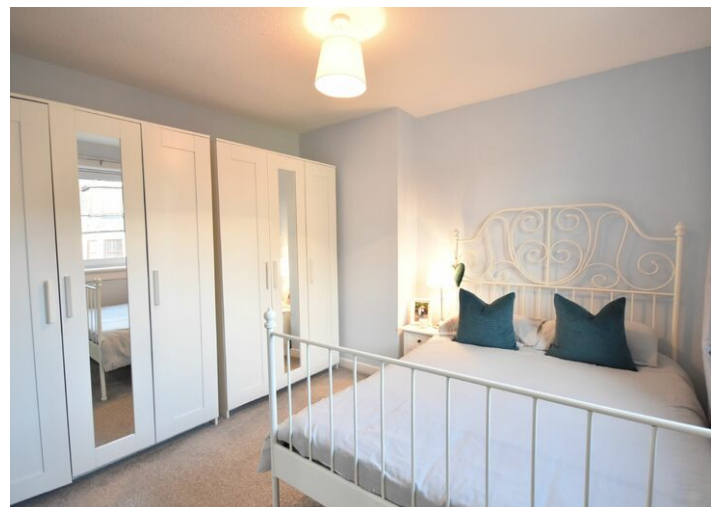
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(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.