

St Marys,
Dufftown,
AB55 4BR



Offers Over £270,000

Located within the Speyside town of Dufftown is this superb 4/5 Bedroom Detached Family Home. Situated within walking distance of the towns amenities this property provides spacious living accommodation and benefits from its Own Driveway with good sized Garden areas to each side of the property.

Features

Spacious Detached Family Home

Walking distance to Dufftown's local amenities

Own Driveway

Double Glazing

Gas Central Heating

Located within the Speyside town of Dufftown is this superb 4/5 Bedroom Detached Family Home. Situated within walking distance of the towns amenities this property provides spacious living accommodation and benefits from its Own Driveway with good sized Garden areas to each side of the property.

Accommodation a Hallway, Lounge, Kitchen / Diner, Utility Room, a Ground Floor Bedroom / 2nd Reception Room and a spacious Ground Floor Bathroom. The 1st Floor comprises 4 further Bedrooms and a spacious Shower Room.

**Spacious Detached Family Home
Walking distance to Dufftown's local amenities
Own Driveway
Double Glazing
Gas Central Heating**

Entrance to the Property is via a traditional solid wood front door with stained glass panel windows either side which lead into a roomy entrance Hallway.

Hallway – 17'2" (5.23) max x 6'10" (2.07) plus a door recess

A high coved ceiling with 2 pendant light fittings
Mains smoke alarm
Double radiator
A staircase leads up to the 1st floor landing
Exposed varnished floorboards

Lounge – 13'7" (4.13) x 11'11" (3.62) plus window recess

A twin aspect room with an open plan design to the Kitchen area
Comprising a high corniced ceiling with pendant light fitting
Double glazed window to the front fitted with bespoke white window shutters offers far reaching views and a double glazed window to the side
Wood burning stove
Exposed varnished floorboards

Kitchen / Diner – 14'2" (4.32) x 13'7" (4.13) plus window recess

Recessed ceiling lighting with 2 'sun tubes' adding natural light
Double glazed window to the side with window shutters in place
Double radiator
Wall mounted cupboards and fitted base units
Single circular sink with drainer unit and mixer tap
Free-standing gas and electric cooker which is to remain
Slim-line dishwasher to remain
Space to accommodate a fridge/freezer
Recessed shelved storage space
Exposed floorboards

A rear entrance door leads out to a roomy external sheltered storage /walkway area which runs along the rear of the property, storage cupboard and a double glazed door in turn leads out to the gardens

Utility Room – 5'3" (1.59) x 4'3" (1.29)

Pendant light fitting
Fitted base unit with a single sink with mixer tap
Space to accommodate a washing machine
Worcester gas boiler
Vinyl flooring

Ground Floor Bedroom – 13'11" (4.23) x 10'7" (3.22)

A corniced high ceiling with pendant light fitting
Double glazed window to the front fitted with bespoke white wooden window shutters and offering far reaching views
Double glazed window to the side
Double radiator
An open fireplace with tiled inlays either side
Exposed varnished floorboards

Ground Floor Bathroom – 9'5" (2.86) x 9'4" (2.84) plus window recess

Ceiling light fitting
Double glazed frosted window to the side
Double radiator
A 4-piece suite comprising a free-standing roll top bath with mixer tap and shower fitting
Quadrant shower cubicle with a twin head mains shower, wet wall finish and glass shelving within
Pedestal wash basin and press flush W.C
Varnished floorboards

1st Floor Accommodation

A staircase featuring a stained glass window leads up to the landing

Landing

Pendant light fitting
Loft access hatch
Mains smoke alarm
Double radiator
Exposed varnished floorboards

Bedroom One – 14'1" (4.29) plus window recess and max x 12'3" (3.73) max

A twin aspect room comprising a coved ceiling with pendant light fitting
Double glazed window to the front offering far reaching views and a double glazed window to the side
Double radiator
Open fireplace with tiled inserts either side
Recessed shelved alcove
Exposed varnished floorboards

Bedroom Two – 12'5" (3.78) plus a door and window recess x 11'4" (3.45) plus window recess

A twin aspect room comprising a coved ceiling with pendant light fitting
Double glazed window to the front offering far reaching views and a double glazed window to the side
Double radiator
Open fireplace with tiled inserts either side
Exposed varnished floorboards

Bedroom Three – 14'1" (4.29) x 6'7" (1.99) plus window recess

Ceiling light fitting

Double glazed window to the rear

Double radiator

Exposed painted floorboards

Bedroom Four / Office – 10'9" (3.27) max into window recess x 10' (3.05)

Pendant light fitting

Double glazed window to the front offering far reaching views

Double radiator

Exposed varnished floorboards

Shower Room – 14' (4.27) max into door recess x 9'3" (2.81) plus window recess

A spacious room comprising a ceiling light fitting

Double glazed frosted window to the rear

Double radiator

Double shower cubicle enclosure with wet wall finish within and mains twin head shower

Pedestal wash basin and press flush W.C

Recessed shelved alcove providing storage space and a built-in storage cupboard housing the hotwater tank

Exposed varnished floorboards

Gardens

The property benefits from generous sized gardens to both sides of the property

The gardens are elevated and offer attractive views out towards the front of the property

A decked seating area with garden pond feature, wood store and storage shed

Driveway

A private driveway which is gated, this leads to a sheltered car port.

Note 1

All fitted blinds, floor coverings and light fittings are to remain. The owners inform us that all open fires within the property are working an operational.

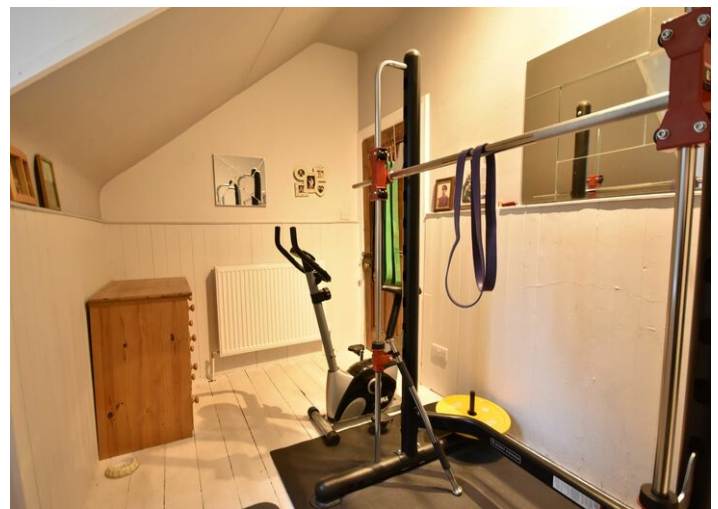
Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		











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.