

12 Tocher Terrace
Drummuir
Keith
Moray
AB55 5JD



Offers Over £130,000

Located within the village of Drummuir is this 3 Bedroom Semi-Detached Bungalow. The property benefits from its Own Driveway which can provide parking for 2-3 vehicles with Detached Garage and is positioned within a cul-de-sac turning.

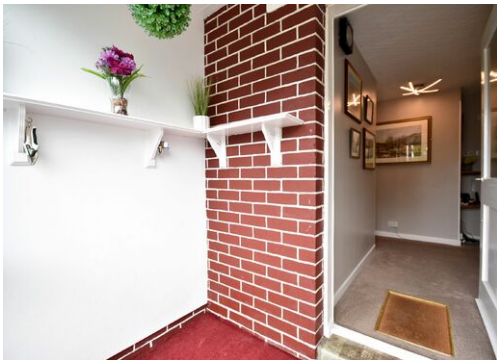
Features

3 Bedroom Semi-Detached Bungalow

Own Driveway to Garage

Double Glazing

Oil Central Heating



Located within the village of Drummuir which is situated less than 6 miles drive away from the thriving towns of Keith and Dufftown is this spacious 3 Bedroom Semi-Detached Bungalow which benefits from its Own Driveway.

Drummuir village offers a Primary School and village hall. Lovely woodland walks are nearby along the the Isla Way taking you towards Drummuir Castle and the Loch Park activity centre.

Both Keith and Dufftown which offer a variety of local amenities. Keith is serviced by bus and rail providing links to both Aberdeen and Inverness, there is a range of commercial, recreational , leisure and educational facilities in the town including a health centre and hospital. The property is approximately 5 miles from Glenfiddich Distillery.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge with multi-fuel stove, Kitchen, Sunroom, 3 Bedrooms and a Shower Room.

Entrance Vestibule – 6'1" (1.84) x 4'5" (1.34)

Ceiling light fitting

Coat hook rail

Fitted carpet

Hallway

Ceiling light fitting

Loft access hatch

Double radiator

Built-in cupboard housing the hot water tank

A walk-in design store cupboard fitted with lighting which houses the consumer unit

Fitted carpet

Lounge – 16'10" (5.13) x 10'6" (3.20) widens to 11'6" (3.50) max

Ceiling light fitting

Double glazed window to the front

Double radiator

A multi-fuel stove

Fitted carpet

Kitchen – 11' (3.35) max x 12'11" (3.94) max and plus recess

Ceiling light fitting

Single glazed internal window which looks into the sunroom

Double radiator

Wall mounted cupboards with under-unit lighting and fitted base units

A newly installed integrated electric hob

Electric oven

Single sink with drainer unit and mixer tap

Space to accommodate a fridge/freezer and washing machine

Vinyl flooring

A single glazed internal door leads into the sunroom

Sunroom – 9'6" (2.89) x 5'7" (1.70)

2 ceiling light fittings

Double glazed windows to the rear and side
Double radiator
Tiled floor

Bedroom One – 12'4" (3.76) x 10'7" (3.22)
A spacious room comprising a ceiling light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Bedroom Two – 12'10" (3.91) x 8'3" (2.51) plus wardrobe space
Ceiling light fitting
Double glazed window to the rear
Double radiator
Built-in wardrobe
Fitted carpet

Bedroom Three – 9'4" (2.84) max x 8'1" (2.46) max
Ceiling light fitting
Double glazed window to the rear
Double radiator
Carpet tiled flooring

Shower Room – 7'9" (2.35) x 6'2" (1.87)
Ceiling light fitting
Double glazed window to the rear
Double radiator
Double shower cubicle with wet wall finish within and electric Mira shower
Pedestal wash basin and W.C
Part tiled walls and tile effect flooring

Garden
Mostly laid to lawn with a flowerbed borders featuring a variety of plants and shrubs
A timber-built shed which is lined and insulated is to the rear with a large wood store
An external oil-fired boiler and oil tank
An external cupboard with cold water tap within provides storage space

Driveway and Garage
Property benefits from its own driveway which can provide parking for 2-3 vehicles, this leads to a
Detached Garage

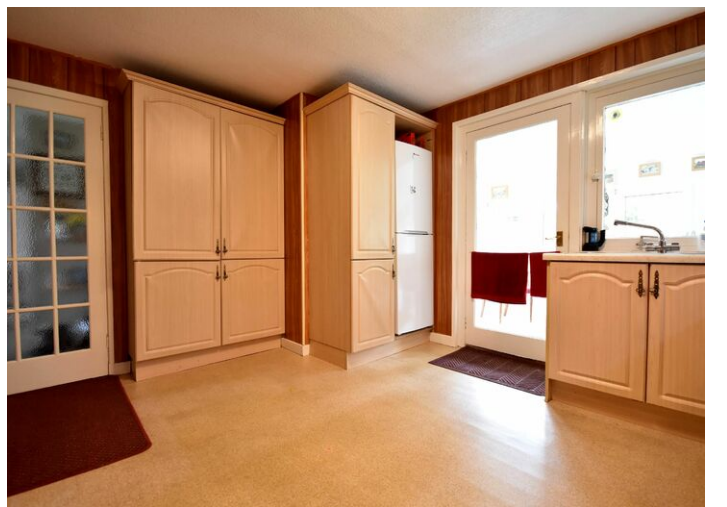
Garage – 12' (3.66) max wide x 18'5" (5.61) max deep
Fitted with double doors to the front and a single-entry door to the side
Strip lighting and power
Single glazed window to the rear

Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	55		
(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.