

39 Church Street  
Dufftown  
Keith  
Scotland  
AB55 4AR



**Offers Over £260,000**

Located within the Speyside village of Dufftown is this roomy 3/4 Bedroom House which benefits from a Rear Garden measuring approximately 142ft deep which features beautiful elevated views across the town

### Features

Spacious 3 / 4 Bedroom House

142ft approx. Rear Garden with elevated views across the town

3 Reception Rooms

Walking distance to Dufftown's amenities

Double Glazing

Gas Central Heating

Located within the Speyside village of Dufftown is this roomy 3/4 Bedroom House which benefits from a Rear Garden measuring approximately 142ft deep which features beautiful elevated views across the town

Accommodation comprises a Hallway, Lounge with a wood burning stove, Dining Room, an Office / possible 4th Bedroom, Kitchen / Breakfast Room, Utility Room, Rear Entrance Hallway and a Ground Floor Cloakroom W.C.

1st Floor comprises a Landing, 3 Double Bedrooms and a Family sized Bathroom. The property also features a floored Attic Space which is accessed via a staircase from the 1st floor landing.

#### Hallway

Coved ceiling with light fitting

Double radiator

A carpeted staircase leads to the 1st floor landing

Laminate flooring

Lounge – 16'3" (4.96) plus window recess x 14'4" (4.37)

Coved ceiling with light fitting

Double glazed window to the front

Single radiator

The room features a fireplace surround fitted with a wood burning stove

Recessed alcove

Fitted carpet

Dining Room – 12'7" (3.83) x 11'7" (3.52) plus door recess

Coved ceiling with light fitting

Double glazed window to the side

Double radiator

Recessed alcove

Fitted carpet

Office / 4th possible Bedroom – 8'7" (2.61) plus window recess x 8'3" (2.51)

Coved ceiling with light fitting

Double glazed window to the rear

Double radiator

Laminate flooring

Kitchen / Breakfast Room – 12' (3.66) x 12'3 (3.73)

Strip light ceiling fitting

Double glazed window to the front

Double radiator

A range of wall mounted cupboards with display cabinets and fitted base units

Single sink with drainer unit and mixer tap

A gas range styled cooker

Integrated slimline dishwasher

Space to accommodate a fridge/freezer

Laminate flooring

Utility Room – 10'1" (3.07) x 3'9" (1.14)

Strip light ceiling fitting

Single glazed internal window which looks into the rear entrance vestibule

Wall mounted Worcester gas boiler

Wall mounted cupboard and fitted base unit

Space to accommodate a washing machine

Vinyl flooring

Rear Entrance Hallway

Coat hook rail

Single radiator

Tile effect laminate flooring

A rear entrance door leads to the garden

Ground Floor W.C Cloakroom – 5'8" (1.72) x 5' (1.52)

Part coved ceiling

Wall mounted light fitting

Press flush W.C

Wash hand basin

Tile effect laminate flooring

1st Floor Accommodation

Landing

Coved ceiling with light fitting

Double glazed window to the front offering some partial views out towards the hills that surround the village

Single radiator

Built-in airing cupboard which has a double glazed window, single radiator, lighting, shelving and laminate flooring within

Fitted carpet

Bedroom One – 16'4" (4.98) plus window recess x 12'9" (3.88)

Coved ceiling with light fitting

Double glazed window to the front offering some partial views out towards the hills that surround the village

Double radiator

Free-standing wardrobes are to remain

Built-in storage cupboard

Fitted carpet

Bedroom Two – 16'4" (4.98) x 14'5" (4.39) narrowing to 8'4" (2.54)

Coved ceiling with light fitting

Double glazed window to the front offering some partial views out towards the hills that surround the village

Double radiator

Fitted carpet

Bedroom Three – 12'8" (3.86) plus window recess x 11'11" (3.62) plus door recess

A good sized double bedroom

Coved ceiling with a pendant light fitting

Double glazed window to the side

Double radiator  
Recessed shelved alcove  
Fitted carpet

Bathroom – 10'4" (3.15) x 8'6" (2.59)

Coved ceiling with light fitting

Double glazed window to the rear

Double radiator

A 4-piece suite comprising a shower cubicle with electric Mira shower, corner styled bath, pedestal wash basin and W.C

Vinyl flooring

Floored Attic Space – 42ft wide x 11'5" (3.47)

A staircase leads up from the 1st floor landing to a floored attic space fitted with lighting

The attic is fitted with 3 double glazed Velux windows to the front allowing in natural light

Garden – measuring approximately 142ft long

The initial part of the garden is paved with a stone-built storage outbuilding which is positioned just by the rear entrance door, this is fitted with power, lighting and has a cold water tap within. It offers space for further white goods such as tumble dryers, additional fridges or freezers

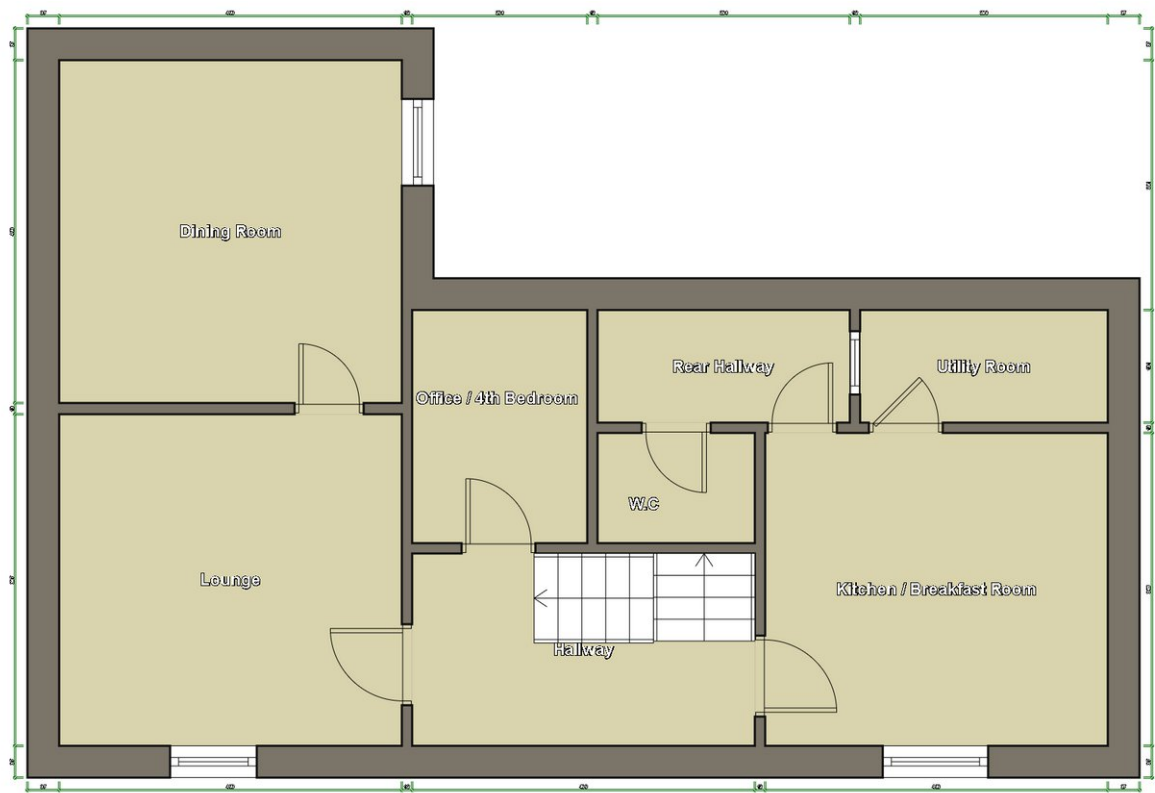
A staircase leads up to the main garden which commences with a gravelled garden with greenhouse, there are double entrance gates to the side

The garden continues and is mostly lawned with flowerbed features and has a garden shed, the very top part of the garden offers a 2nd greenhouse and this area of garden offers fantastic, elevated views across to the town and out towards the surrounding hills

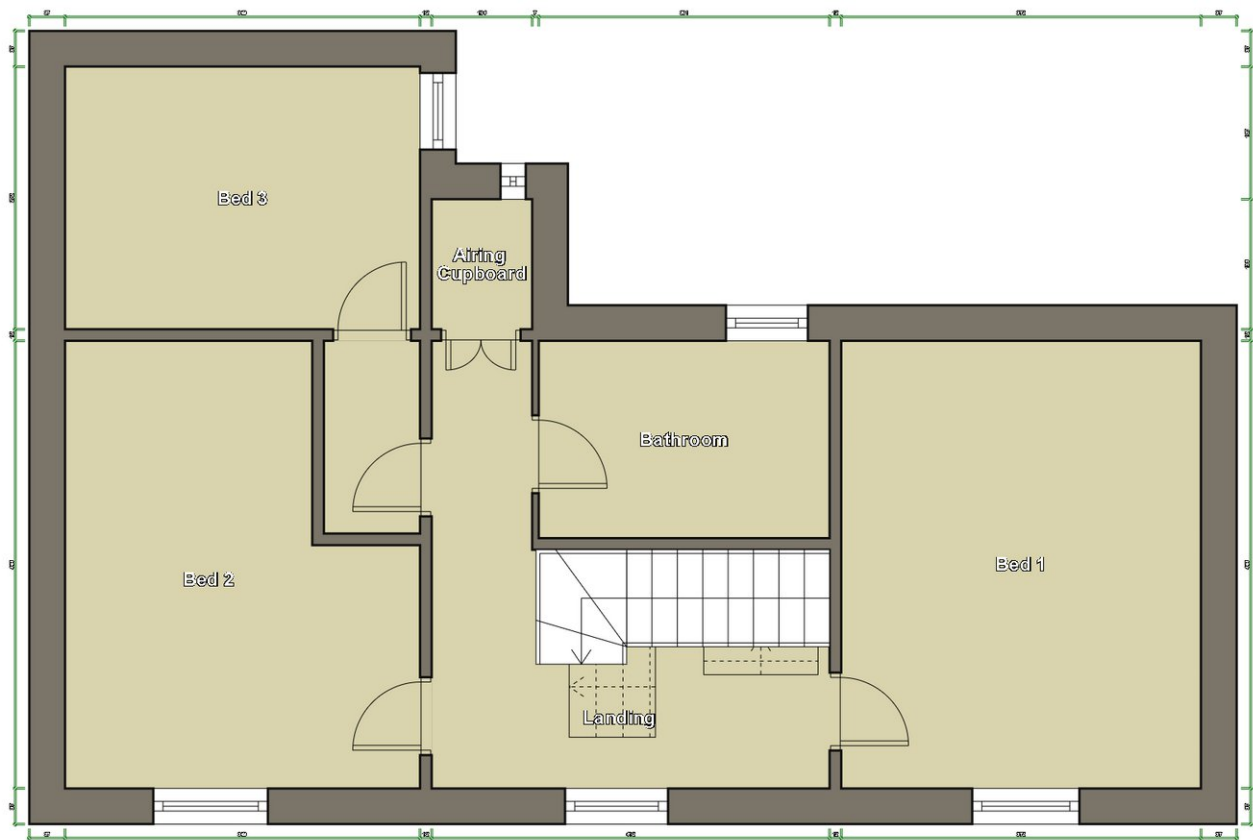
Note 1

All light fittings, floor coverings & blinds are to remain. The wardrobes in Bedroom One are also 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.