

12 Church Street  
Dufftown  
Banffshire  
AB55 4AR



**Offers Over £465,000**

A rare opportunity has arisen to acquire this spacious 3 Bedroom Family Home benefiting from a central location in Dufftown which comes with 2 purpose-built Holiday Cottages within the rear garden.

### Features

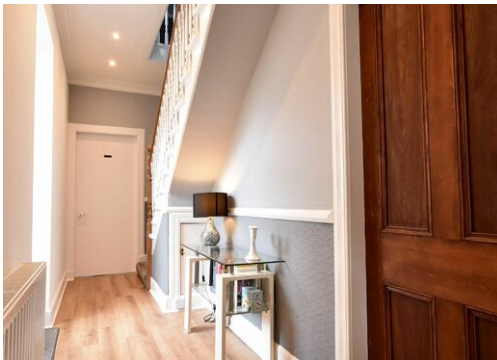
A spacious 3 Bedroom Family Home with 2 purpose-built holiday cottages

Double Glazing

Solar PV Panels with Battery Back-Up Storage System

Spacious 160ft deep Rear Garden approx. with Parking

Basement Area



**A rare opportunity has arisen to acquire this spacious 3 Bedroom Family Home benefiting from a central location in Dufftown which comes with 2 purpose-built Holiday Cottages within the rear garden.**

**The main house accommodation comprises a Hallway, Lounge, Dining Room, Kitchen / Diner, Utility Room and a Rear Entrance Porch with W.C Cloakroom. The 1st floor comprises 2 Double Bedrooms both of which have their own En-Suite Shower Rooms, a 3rd Bedroom and Bathroom.**

**The 2 purpose-built Cottages were constructed approximately 8 years ago and are finished to a high standard offering an open plan designed lounge and kitchen with a roomy king-sized bedroom with En-Suite Shower Room.**

### **12 Church Street, Dufftown Accommodation**

Hallway

Recessed ceiling lighting

A carpeted staircase leads to the 1st floor landing

Double radiator

Laminate flooring

Lounge – 14'2" (4.32) max x 11'3" (3.42) max

Featuring a 'Juliet' style balcony at the rear of the room with double glazed double doors

Corniced ceiling with light fitting

Double glazed sash design windows to the front

Fitted carpet

Dining Room – 9'11" (3.02) x 9'3" (2.81) plus window recess

Ceiling light fitting

Double glazed window to the rear

Single radiator

Laminate flooring

Kitchen / Breakfast Room – 14'7" (4.44) max x 12'3" (3.73) max

Coved ceiling with recessed lighting

Double glazed sash design windows to the front

Double radiator

A range of wall mounted cupboards with under-unit lighting and fitted base units

Integrated 5-ring gas hob, electric double oven and dishwasher

Ceramic 1 ½ style sink with mixer tap

Tiled flooring

Utility Room – 7'9" (2.35) x 6'2" (1.87)

Ceiling light fitting

Double glazed window to the rear

Single radiator

Fitted base unit with circular sink and mixer tap

Space to accommodate a fridge/freezer and washing machine

Tiled flooring

Rear Entrance Porch – 5'10" (1.77) x 4' (1.21) plus door recess  
Ceiling light fitting  
Double glazed window to the rear  
Tiled flooring  
A side entrance door leads out to the Garden

Ground Floor W.C Cloakroom  
Ceiling light fitting  
Double glazed window to the side  
Single radiator  
Pedestal wash basin and press flush W.C  
Tiled flooring

#### 1st Floor Accommodation

Landing  
Recessed ceiling lighting  
Double glazed window to the front  
Double radiator  
Fitted carpet

Bedroom One with En-Suite Shower Room – 15'2" (4.62) max x 10'8" (3.25) reducing to 7'5" (2.25)  
Coved ceiling with pendant light fitting  
Double glazed window to the front with perfect fit blinds  
Double radiator  
Built-in wardrobe  
Built-in shelved cupboard  
Fitted carpet

En-Suite Shower Room – 8' (2.44) max x 3'3" (1.00)  
Recessed ceiling light  
Double glazed Velux window  
Single radiator  
Shower Cubicle with mains shower and tiled walls within  
Floating design wash basin and press flush W.C  
Tiled flooring

Bedroom Two with En-Suite Shower Room – 15'1" (4.59) max x 12'7" (3.83) reducing to 8'5" (2.56)  
Coved ceiling with pendant light fitting and 2 drop light ceiling fittings  
Double glazed window to the front with perfect fit blinds  
Double radiator  
Built-in wardrobe  
Built-in shelved cupboard  
Fitted carpet

En-Suite Shower Room – 8' (2.44) max x 3'3" (1.00)  
Recessed ceiling light  
Double glazed Velux window  
Single radiator

Shower Cubicle with mains shower and tiled walls within  
Floating design wash basin and press flush W.C  
Vinyl flooring

Bedroom Three – 10'1" (3.07) x 7'10" (2.38)

A double bedroom  
Pendant light fitting  
Double glazed window to the rear  
Single radiator  
Fitted carpet

Bathroom – 7'8" (2.33) x 6'1" (1.84)

Ceiling light fitting  
Double glazed window to the rear  
Double radiator  
Bath with shower screen and mains shower  
Pedestal wash basin and press flush W.C  
Part tiled walls and vinyl flooring  
Basement

The property has a basement which is accessed at ground level from the outside  
This provides excellent storage space and houses the boiler and PV Panels battery storage system

Rear Garden / Parking – 160ft deep approx. max

A rear garden measuring approximately 160ft deep at its maximum  
The initial part provides a hard standing parking area which is accessed via double gates  
The remainder of the garden is laid to lawn

## **2 Self- Catering Holiday Cottage Accommodation**

**The 2 cottages were purpose built and were constructed approximately 8 years ago. The cottages can be sold along with the current holiday letting business and future bookings. This would be agreed by separate negotiation with the sellers.**

### **Cottage 1**

Open Plan Designed Lounge and Kitchen – 18'10" (5.74) max reducing to 11'3" (3.42) x 12' (3.66)

A bright and spacious open plan design lounge and kitchen space which features lovely high vaulted ceilings with exposed beams

An antler design ceiling light fitting, wall mounted up / downlight fittings

The kitchen area comprises fitted base units with solid wood worktops, double glazed window to the front with recessed down lighting above the Belfast design sink area

Integrated electric hob and double oven

Integrated fridge and washing machine

2 double glazed Velux windows to the front

Wall mounted panel heaters

Laminate flooring

King-sized Bedroom – 13' (3.96) x 11'4" (3.45)

A high vaulted style ceiling with exposed beams

Double glazed window to the front

Wall mounted up / down light fittings

Electric panel heater

Fitted carpet

En-Suite Shower Room - 7'1" (2.15) x 5'7" (1.70)

A high ceiling with exposed beams and recessed ceiling lighting

Double glazed Velux window

Electric panel heater

Walk-in design shower cubicle with electric shower and tiled walls within

Vanity unit with recessed wash basin and a press flush W.C

Laminate flooring

## **Cottage 2**

Open Plan Designed Lounge and Kitchen – 21'2" (6.45) max reducing to 12'10" (3.91) x 13'11" (4.23)

A bright and spacious open plan design lounge and kitchen space which features lovely high vaulted ceilings with exposed beams

An antler design ceiling light fitting, wall mounted up / downlight fittings

The kitchen area comprises fitted base units with solid wood worktops, double glazed window to the front with recessed down lighting above the Belfast design sink area

Integrated electric hob and double oven

Integrated fridge and washing machine

3 double glazed Velux windows to the front

Wall mounted panel heater

Laminate flooring

King-sized Bedroom – 12'3" (3.73) plus window recess x 9'7" (2.91)

A high vaulted style ceiling with exposed beams

Double glazed window to the front

Wall mounted up / down light fittings

Electric panel heater

Laminate flooring

En-Suite Shower Room – 6'1" (1.84) x 5'6" (1.67)

A high ceiling with exposed beams and recessed ceiling lighting

Double glazed Velux window

Electric panel heater

Walk-in design shower cubicle with electric shower and tiled walls within

Vanity unit with recessed wash basin and a press flush W.C

Laminate flooring

### **Note 1**

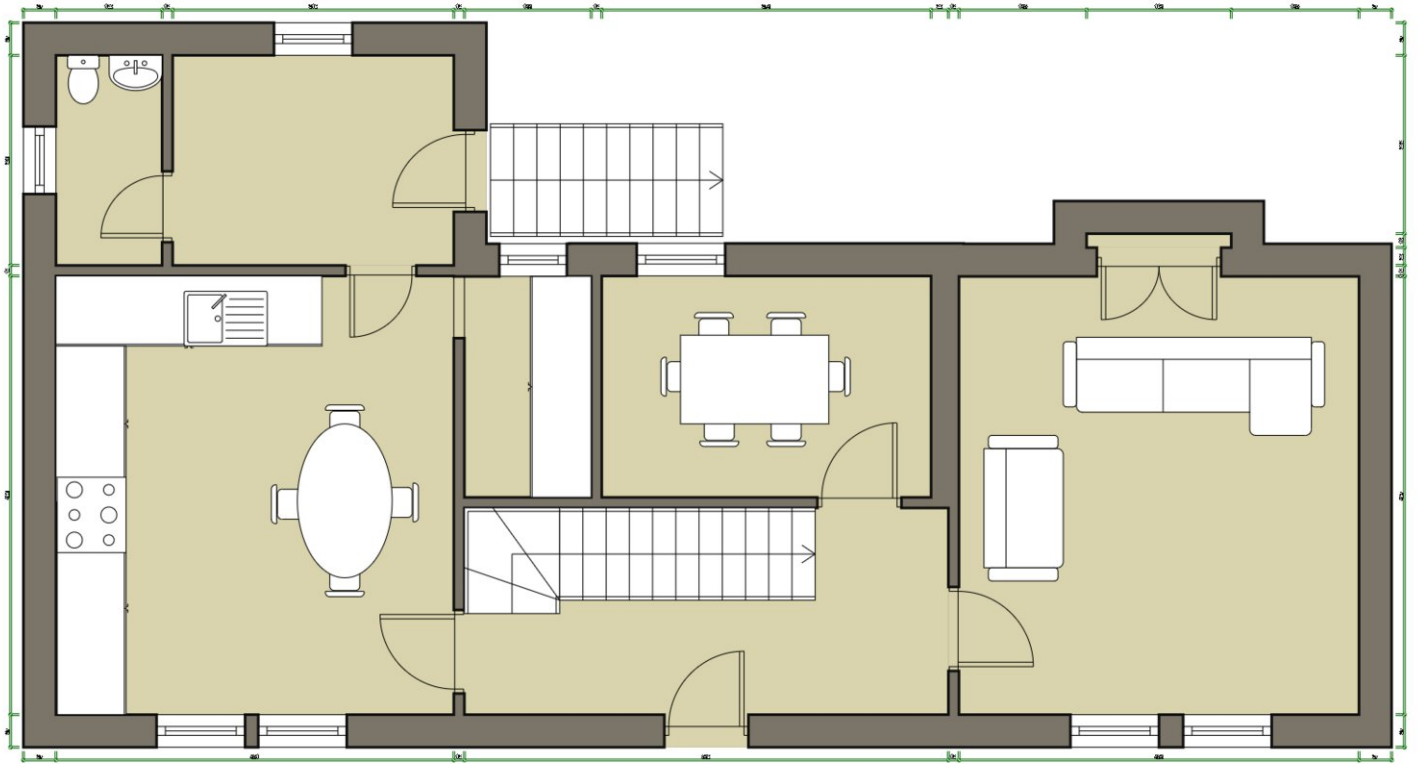
All light fittings, floor coverings & blinds are to remain.

### **Note 2**

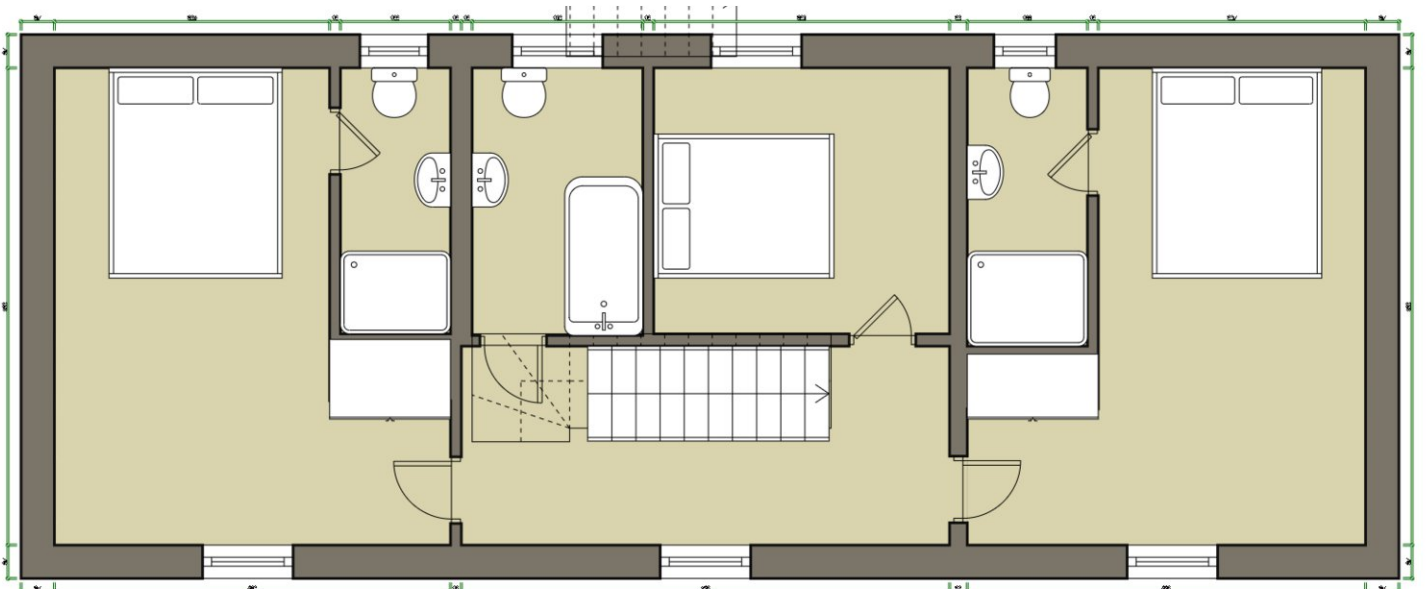
The 2 holiday cottages are registered on non-domestic rates and are currently utilised as Holiday Cottages. These can be bought furnished along with future holiday client bookings, and this would be subject to a separate negotiation with the owners.

Due to the holiday cottages being classed as commercial, this makes them exempt from requiring a home report. The main house accommodation is classed as residential and does have a home report in place.

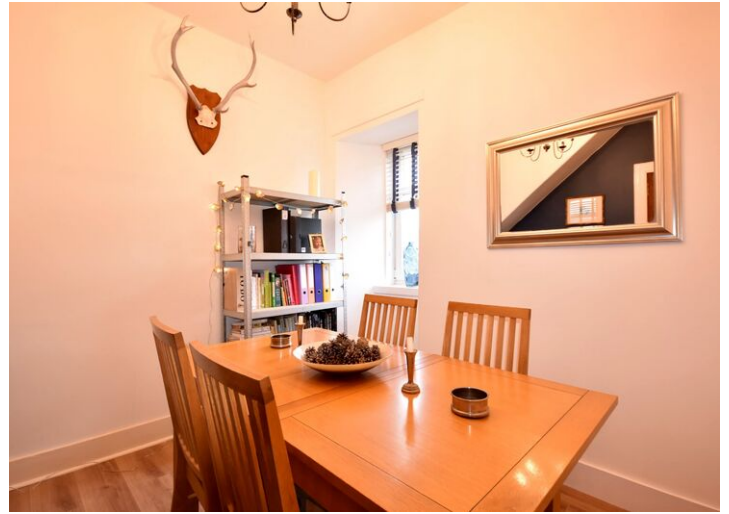
# Floorplan



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.











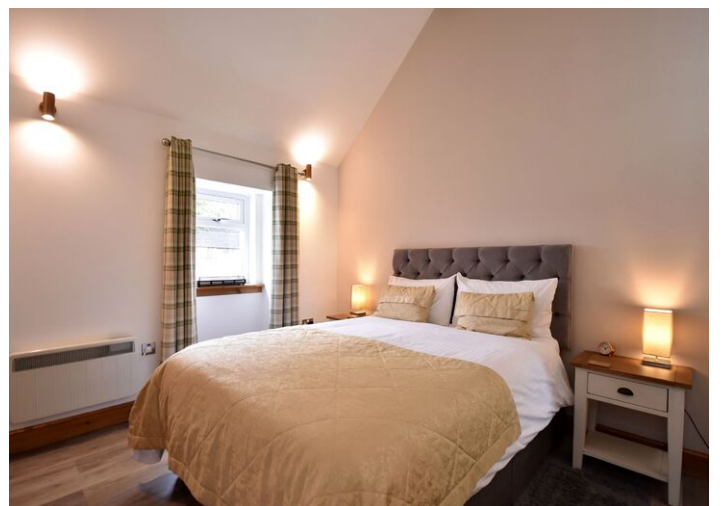
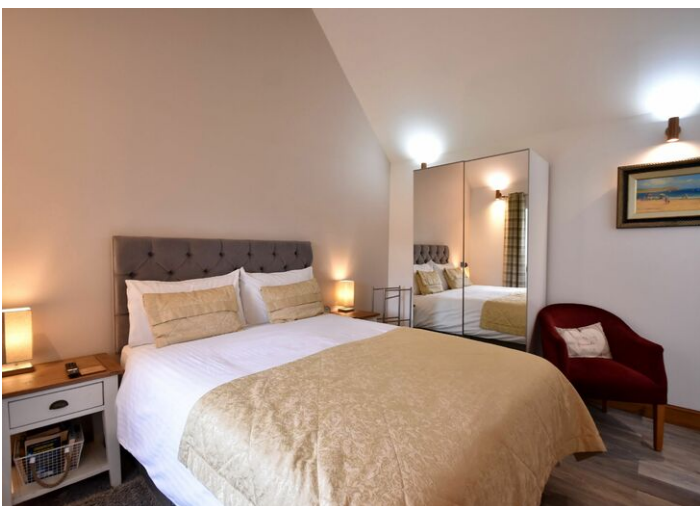














## Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>	70		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

## 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.