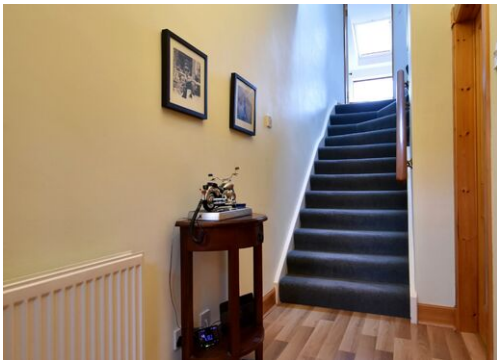


38 York Street
Dufftown
AB55 4AU



Offers Over £190,000

Located within the Speyside village of Dufftown is this lovely 3 Bedroom Traditional built Semi-Detached House.

The property benefits from a Driveway and Garden which measures in total approximately 175ft deep, featuring a Detached Garage with an attached Store Shed and Garden

Features

3 Bedroom Semi-Detached House

175ft approx. Rear Garden with Driveway

Detached Garage with attached Store Shed and Garden Room

Detached Office / Gym Room

Walking distance to Dufftown's local amenities

Double Glazing

Gas Central Heating

Located within the Speyside village of Dufftown is this lovely 3 Bedroom Traditional built Semi-Detached House.

The property benefits from a Driveway and Garden which measures in total approximately 175ft deep, featuring a Detached Garage with an attached Store Shed and Garden Room. Within the garden there is the added benefit of an insulated Detached Office / Gym Room.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Breakfast Room and a Utility Room. The 1st floor comprises a Landing, 3 Bedrooms and a Bathroom.

Entrance Vestibule 5'11" (1.80) max into door recess x 4'11" (1.49)

Corniced ceiling with light fitting
Double glazed window to the front
Single radiator
Vinyl flooring

Hallway – 10' (3.05) x 4'2" (1.27)

Coved ceiling with light fitting
Single radiator
A carpeted staircase leads to the 1st floor landing
Laminate flooring

Lounge – 12'4" (3.76) max into window recess x 12' (3.66)

Corniced ceiling with light fitting
Double glazed window to the front
Single radiator
Fireplace surround with an open fire
Recessed alcove with display cabinet and cupboard
Fitted carpet

Kitchen / Breakfast Room – 13'2" (4.01) max into recess reducing to 11'9" (3.57) x 10'10" (3.30)
plus door recess

Coved ceiling with light fitting
Double glazed window to the rear
Single radiator
A range of wall mounted cupboards and fitted base units and display unit
The kitchen units feature pull out drawer space and a larder style drawer storage unit
Single sink with drainer unit and mixer tap
Integrated electric hob, double oven and dishwasher
A Worcester gas boiler is concealed within a cupboard
Recessed storage space with power point and light within
Vinyl flooring

Utility Room – 10' (3.05) x 7'9" (2.35)

Recessed ceiling lighting
Double glazed window to the rear
Single radiator
Wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit
Space to accommodate an under-counter fridge, freezer and washing machine

Tiled flooring

A side entrance door leads to the Driveway and Garden

1st Floor Accommodation

Landing – 9'9" (2.96) x 6'2" (1.87)

Coved ceiling with light fitting

Loft access hatch

Double glazed Velux window to the rear

Single radiator

Fitted carpet

Bedroom One – 11'11" (3.62) plus window recess x 9'11" (3.02)

Corniced ceiling with light fitting

Double glazed window to the front

Single radiator

Fitted carpet

Bedroom Two – 10' (3.05) x 10'9" (3.27)

Coved ceiling with pendant light fitting

Double glazed window to the rear offering some views towards the hills that surround Dufftown village

Single radiator

Fitted carpet

Bedroom Three – 7'6" (2.28) max x 6'3" (1.89)

A single bedroom

Coved ceiling with pendant light fitting

Double glazed Velux window with integral blind to the front

Single radiator

Fitted carpet

Bathroom – 9'10" (2.99) x 7'7" (2.30)

Located off the half-landing

A triple aspect room comprising double glazed ceiling Velux window with integral blind and double glazed window to the rear and side

Recessed ceiling lighting

Single radiator

Fitted bath

Shower cubicle enclosure with wet wall finish within and mains shower

Pedestal wash basin and W.C

Tiled flooring

Driveway and Detached Garage

At the rear of the property there is a paved seating area with garden tap

A spacious gravelled driveway provides parking for several vehicles, this leads to the detached garage with adjoining side storage shed.

The driveway area and garden measures in total 175ft in depth approximately

Detached Garage with an attached storage shed and Garden Room at the rear - 25'9" (7.84) x 12'6" (3.81) + 24'10" (7.56) x 4'1" (1.24) max

A spacious garage with an attached storage shed

Comprising strip lighting and power points

Electric roller door to the front

A loft access hatch with ladder leads to a roomy loft space

A side entry door gives internal access directly into the attached storage shed.

The shed has a pendant light fitting and a single glazed window to the rear and a front entry door

Garden Room – 8'10" (2.69) x 5'6" (1.67)

At the rear of the garage there is an attached Garden Room

Single glazed windows and a front entrance door

Tiled flooring

Detached Office / Gym Room – 15'4" (4.67) x 11'2" (3.40)

An insulated office / gym space that could provide a variety of uses

Recessed ceiling lighting

2 triple glazed windows to the side with double glazed double doors to the front

A selection of power points

Vinyl flooring

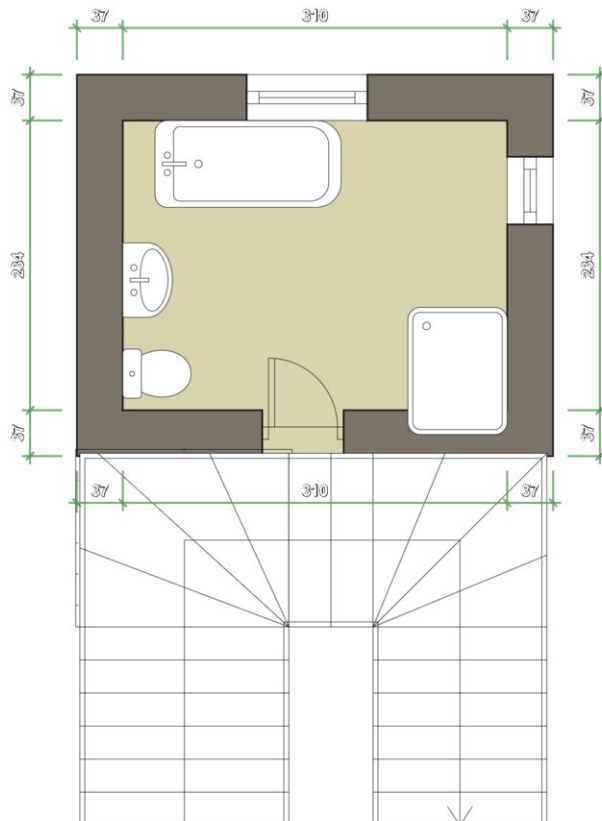
Garden

The main area of garden is situated behind the detached office / gym room and back onto an open playing field and is mostly gravelled

Floorplan

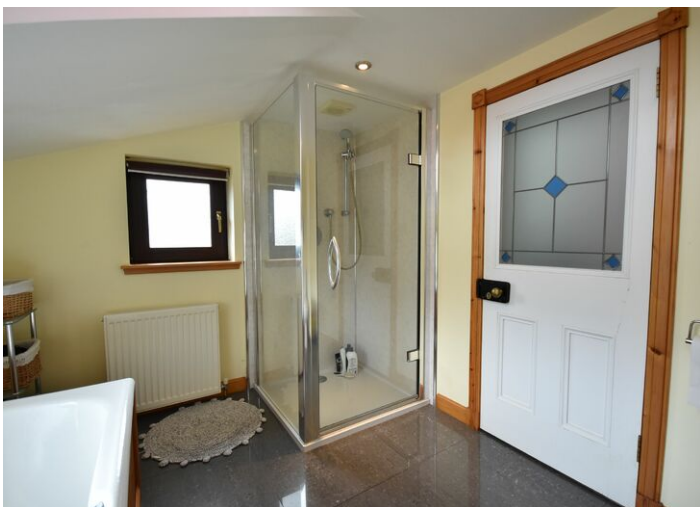


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on 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)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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.