

32 Corsemaul Drive
Dufftown
Keith
Banffshire
AB55 4EJ



Offers Over £195,000

Located within the village of Dufftown which is considered to be the 'whiskey capital' is this 3 Bedroom Detached Bungalow benefiting from its Own Driveway and Garage. The property is located within a cul-de-sac turning and is within walking distance of the village amenities and services.

Features

3 Bedroom Detached Bungalow

Own Driveway and Garage

En-Suite Shower Room

Double Glazing

Gas Central Heating

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Accommodation comprises an Entrance Vestibule, Hallway, Lounge, spacious Kitchen / Diner, Master Bedroom with En-Suite Shower Room, 2 further Double Bedrooms and a Bathroom.

Entrance Vestibule

Coved ceiling with pendant light fitting
Vinyl flooring

Hallway

Coved ceiling with 2 pendant light fittings
A loft access hatch with ladder
Single radiator
Laminate flooring

Lounge – 13'5" (4.08) max into bay window recess x 13'5" (4.08)

Coved ceiling with light fitting
Double glazed bay window to the front
Electric coal effect fire with surround
Double radiator
Laminate flooring

Kitchen / Diner - 18'8" (5.69) x 11'10" (3.60) max

A spacious kitchen with a twin aspect, comprising a coved ceiling with 2 ceiling light fittings
Double glazed window to the front and side
Double radiator
A range of wall mounted cupboards and fitted base units
Integrated gas hob with electric oven
Further integrated appliances include a fridge/freezer and dishwasher
Space to accommodate a washing machine
Corner 1 ½ style sink with drainer unit and mixer tap
Space to accommodate a dining table at one end of the room
Tiled flooring to the kitchen area with the remainder laid to carpet
A side entrance door leads out to the gardens

Master Bedroom with En-Suite Shower Room – 10'8" (3.25) widens to 11'4" (3.45) x 11'5" (3.47)

plus wardrobe space
Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

En-Suite Shower Room – 7' (2.13) max x 4'10" (1.47) max

Ceiling light fitting
Double glazed frosted window to the rear

Heated towel rail
Shower cubicle enclosure with mains shower
Floating design wash hand basin and corner press flush W.C
Vinyl flooring

Bedroom Two – 10'10" (3.30) x 9'2" (2.79) plus wardrobe space widens to 9'11" (3.02)
Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Three – 9'11" (3.02) x 9'5" (2.86)
Pendant light fitting
Double glazed window to the side
Double radiator
Fitted carpet

Bathroom – 11'4" (3.45) x 6'5" (1.94) narrowing to 4'2" (1.27)
Ceiling light fitting
Double glazed window to the side
Bath with shower screen and mains shower
Pedestal wash basin and a press flush W.C
Vinyl flooring

Gardens

The rear garden is laid to lawn and continues around to one side of the property
The side garden is a sunny southerly aspect and is laid to gravel with a paved pathway

Driveway and Garage

A gravelled driveway providing parking for 2 vehicles
This leads to a detached timber garage fitted with power and lighting within

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(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.