



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**6 Dullanbank, Dufftown, AB55 4ER**

**Fixed price £135,000**

End terraced house situated in a lovely location in the Mortlach area of Dufftown. The property is located on the Malt Whisky Trail, in the heart of Speyside, with views overlooking the surrounding country hillside; with riverside walk nearby and yet close to town with a variety of shops and amenities. The accommodation comprises entrance hallway, lounge, kitchen, two double bedrooms and bathroom. The property further benefits from double glazing, gas central heating, wood burning stove and rear garden.

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### ENTRANCE HALLWAY



Ceiling light fitting; fitted carpet; door to lounge, staircase to the first floor.

### LOUNGE

14'5" x 12'8" (4.40m x 3.87m)



Two windows to front with lovely outlook; inset ceiling spotlights; wood effect laminate flooring; fireplace with built-in wood burning stove; recessed storage cupboard with inset lighting above; wooden and glazed door leads to the kitchen.

### KITCHEN

13'9" x 10'2" (4.20m x 3.10m)



Two windows to rear; inset ceiling spotlights; tile effect flooring; modern fitted kitchen in a medium wood effect; built in electric oven, built in microwave; five ring gas hob and hood; washing machine; American style fridge freezer; integrated dishwasher; wooden and glazed door to rear vestibule.

### REAR VESTIBULE

Large walk-in storage cupboard with window to rear, light and housing the gas central heating boiler; door leads out to the side of the property and the rear garden.

### STAIRCASE & LANDING



Window to side; ceiling light fitting; hatch to the loft space; leads to bathroom and bedrooms 1 & 2.

## BATHROOM

6'6" x 5'10" (2.00m x 1.80m)



Window to rear; inset ceiling spotlights; extractor; tiled flooring; three piece suite in white comprising sink, WC and bath with mains fed shower over; chrome wall mounted towel radiator.

## BEDROOM 1

11'1" x 10'11" (4.50m x 3.70m)



Two windows to front with beautiful outlook; inset ceiling spotlights; wood effect laminate flooring; recessed shelving; built-in, spacious double wardrobe.

## BEDROOM 2

11'1" x 10'11" (3.40m x 3.35m)



Two windows to rear; inset ceiling spotlights; wood effect laminate flooring; built-in storage cupboard.

## OUTSIDE



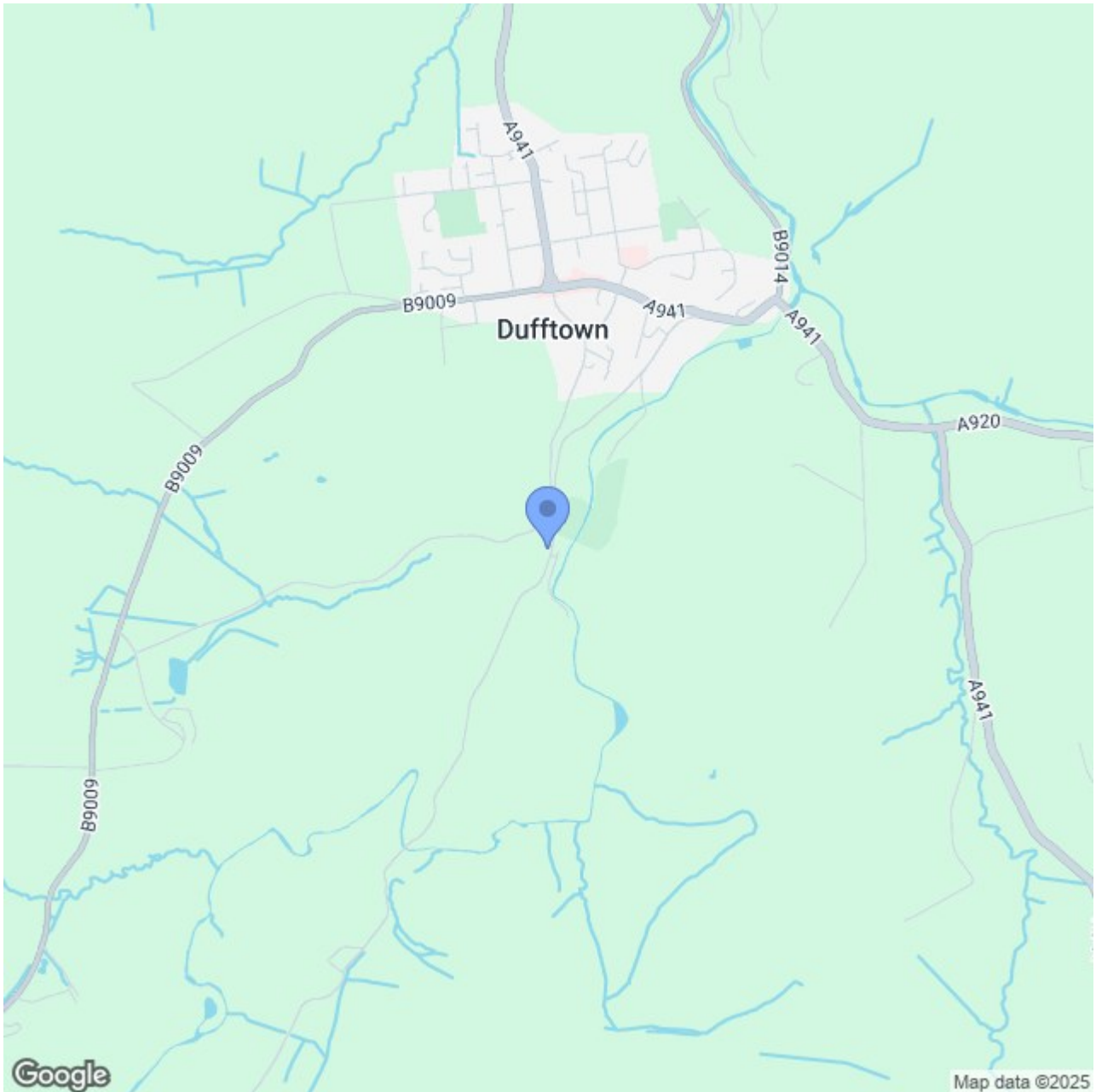
There is on street parking located to the front of the property. A paved pathway to the side of the house, accessed via a gate to the front, leads round to the fully enclosed rear garden. The rear garden is laid to low maintenance gravel and paving; wooden garden shed; outside water tap.

## NOTES

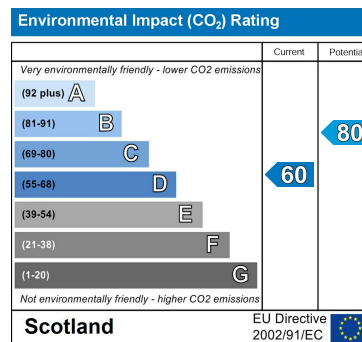
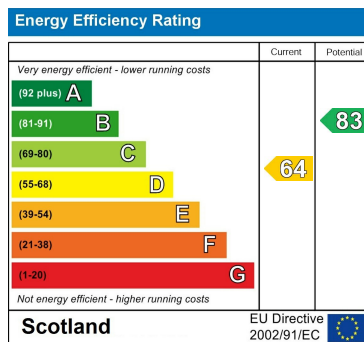
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the built in oven, microwave, gas hob and hood, integrated dishwasher, washing machine and American style fridge freezer in the kitchen and the wooden shed in the garden.

Council Tax Band: B

## Area Map



## Energy Efficiency Graph



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