



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Queen Street, Dufftown, AB55 4BF
Offers over £150,000

Modern two-bedroom semi-detached property situated in a quiet residential area in the Speyside town of Dufftown with beautiful views over the rooftops to the Conval hills in the distance. The accommodation comprises, entrance hallway, lounge, conservatory, kitchen, two double bedrooms and bathroom. The property, which would make an ideal first time buy, further benefits from solar panels, triple glazing (with the exception of the conservatory which is double glazing), gas central heating, driveway providing off-street parking and gardens to the front and rear.

ENTRANCE HALLWAY



Wooden & glazed entrance door, ceiling light fitting, wood effect laminate flooring, under-stair storage space, coat hooks.

LOUNGE

19'1" x 11'8" (5.84m x 3.56)



Window to front, ceiling light fitting, two wall light fittings, wood effect laminate flooring, wood burning stove with fire surround and slate hearth, wooden & glazed door leads to conservatory.

CONSERVATORY

11'10" x 9'11" (3.61m x 3.04m)



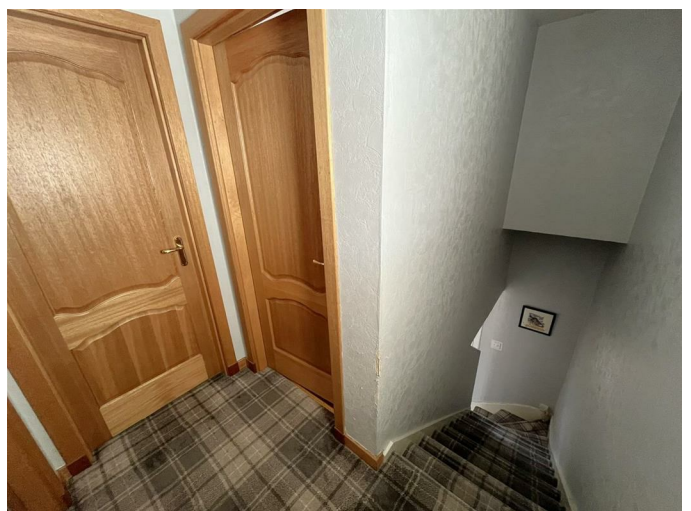
Glazed on three sides with views to the Conval hills in the distance, ceiling light fitting, wall light fitting, tile flooring, UPVC & glazed door leads out to rear garden.

KITCHEN

9'4" x 6'5" (2.86m x 1.98m)

Window to side, ceiling light fitting, tile effect flooring, modern kitchen in white gloss (fitted 2022), integrated dishwasher, built-in electric hob, hood, built-in electric oven & microwave, space for free standing fridge freezer, space & plumbing for washing machine, UPVC & glazed door leads out to the rear garden.

STAIRCASE & LANDING



Window to side, ceiling light fitting, fitted carpet, hatch to fully floored loft space.

BATHROOM

6'6" x 5'5" (1.99m x 1.67m)



Window to rear, inset ceiling spotlights, tile flooring, bath with mains fed shower over, wall mounted vanity mounted WC & sink, chrome towel radiator, extractor fan.

BEDROOM 1

13'5" x 9'4" (4.09m x 2.86m)



Two windows to front, ceiling light fitting, fitted carpet, two sets of double built-in mirrored wardrobes, built-in shelved storage cupboard.

BEDROOM 2

11'8" x 9'3" (3.56m x 2.84m)



Window to rear with views over the rooftops to the hills in the distance, ceiling light fitting, wood effect flooring, built-in cupboard housing Glowworm gas central heating boiler.

OUTSIDE



There is a tarmac driveway to the front providing off-street parking for several cars. The front garden is laid to gravel with attractively planted borders. The rear garden is laid mainly to lawn with a vegetable plot and a raised patio area, two wooden sheds, stone built store, greenhouse, outside water tap.

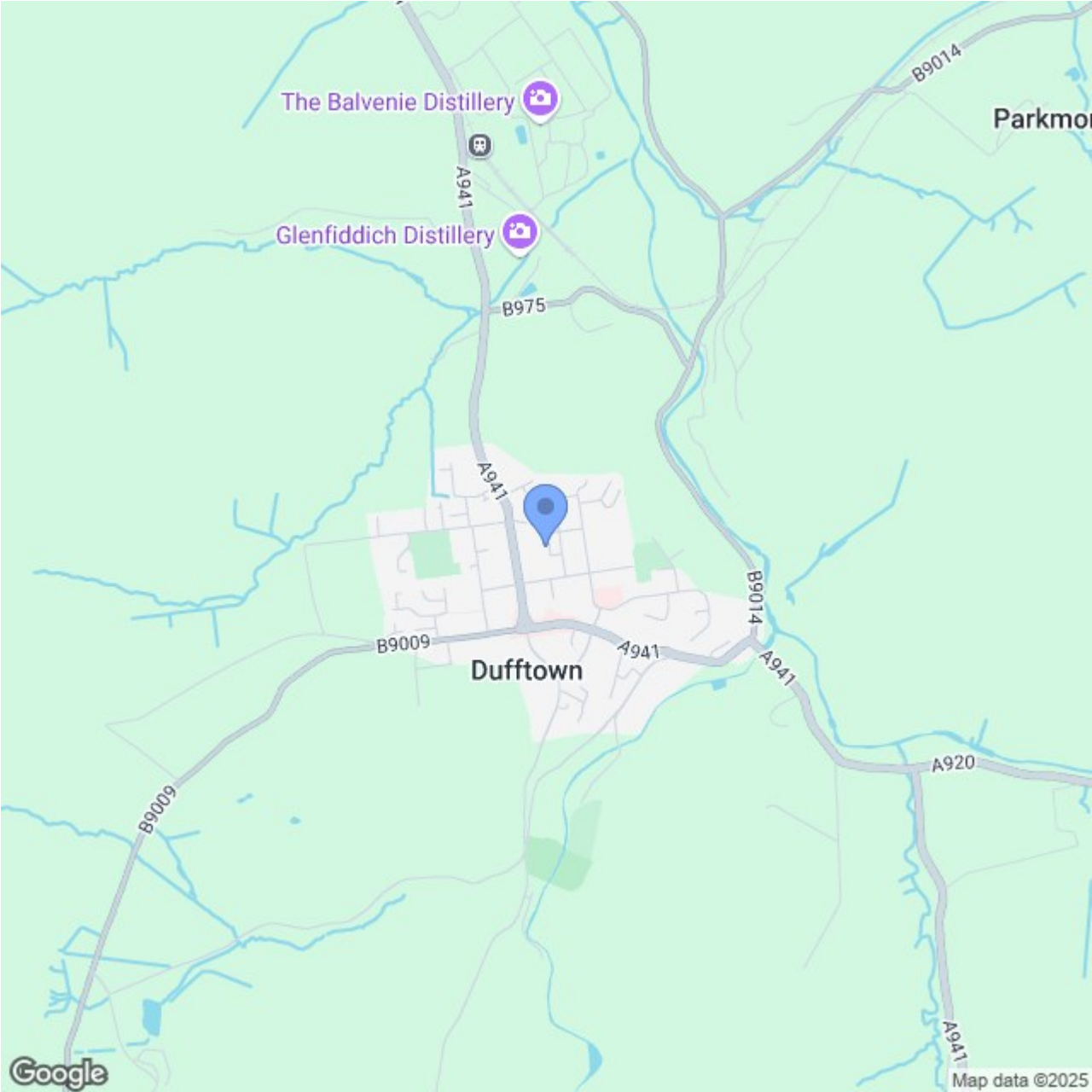
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, integrated dishwasher, built-in oven & microwave, hob & hood in the kitchen, two wooden sheds, stone-built store, greenhouse in

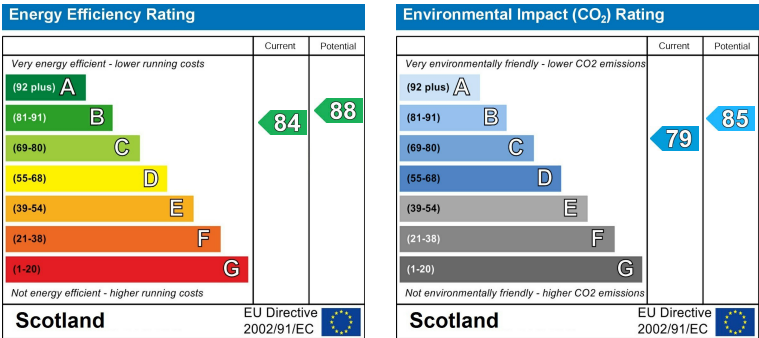
the garden.

Viewing Arrangements: Please contact selling agent on 01346
555 150

Area Map



Energy Efficiency Graph



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