



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



### **Stable Cottage , Dufftown, AB55 4DR** **Offers over £180,000**

Stable Cottage is a semi-detached two bedroom house situated in an elevated position with lovely uninterrupted views of the surrounding open countryside, yet only a five minute drive from the Speyside town of Dufftown. The accommodation comprises entrance hallway, lounge, dining kitchen, guest WC, two double bedrooms and a shower room. The property which is in excellent order throughout further benefits from a traditional stone built byre and substantial garden grounds, double glazing and oil central heating.



## ENTRANCE HALLWAY



uPVC and glazed entrance door; vinyl tile effect flooring; ceiling light fitting.

## LOUNGE

14'7" x 11'3" (4.47m x 3.43m)



Window to front; open fire with cast iron, tiled insert and wooden surround; fitted carpet; ceiling and wall light fittings.

## DINING KITCHEN

14'4" x 14'4" (4.39m x 4.37m)



Window to front; fitted kitchen in medium wood effect; integrated dishwasher; slot in electric cooker; plumbing and space for washing machine; two ceiling light fittings; vinyl tile effect flooring.

## GUEST WC

8'7" x 7'4" (2.62m x 2.24m)



Internal room; sink & WC; vinyl tile effect flooring; ceiling light fitting; extractor fan.

## STAIRCASE AND LANDING



Window to rear; fitted carpet; ceiling light fitting.

## BEDROOM 1

14'9" x 13'3" (4.52m x 4.05m)



Dormer window to front; Velux window to rear; ceiling light fitting; fitted carpet.

## BEDROOM 2

14'9" x 11'5" (4.51m x 3.48m)



Dormer window to front; Velux window to rear; fitted carpet; ceiling light fitting.

## SHOWER ROOM

7'3" x 6'9" (2.22m x 2.07m)



Velux window to front; sink; WC and spacious shower cubicle with mains shower; wall mounted towel radiator; ceiling light fitting; extractor fan; vinyl flooring.



**BYRE**



Substantial detached stone byre with metal sheet roof and power and light.

**OUTSIDE**



The cottage has a substantial amount of ground with the front being laid to lawn with gravelled area and fully enclosed by fencing and traditional stone wall. Across the track to the rear of the property there is another area of ground belonging to the cottage which has been grassed and has a selection of mature trees and the shed containing the bore hole and filtration system for the water supply is situated there. It should be noted that the byre and grounds are not suitable for keeping livestock.

**NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room and guest WC fittings and the slot-in electric cooker and integrated

dishwasher in the kitchen.

No guarantee or warranty can be given for the electric cooker or integrated dishwasher.



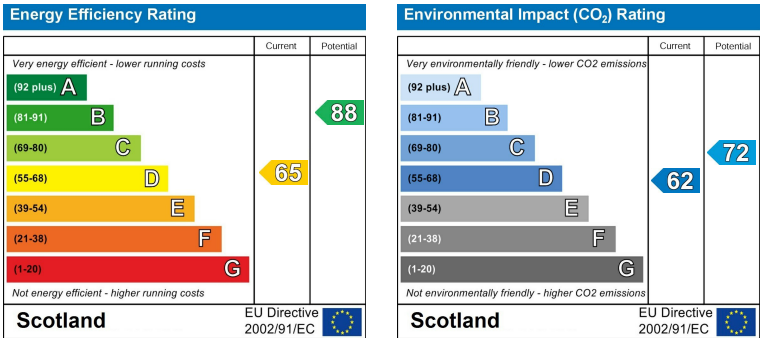




Area Map



Energy Efficiency Graph



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