



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Conval Street, Dufftown, AB55 4AE

Guide price £85,000

Development opportunity comprising 1 Conval Street & 1 The Square, Dufftown, being a first floor flat & shop premises respectively. Both properties which are in a state of disrepair & not habitable in their current condition are being sold as one lot. Gas central heating & partial double glazing at 1 Conval Street.

Plans were drawn in 2019 for conversion into a two bedroom mid terraced house but planning permission has not been applied for.

The property should be inspected by a structural engineer as the floors and lower walls have been removed.

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1 CONVAL STREET, DUFFTOWN

KITCHEN (3.92m x 1.70m)

ROOM 1 (4.57m x 3.59m)

HALLWAY (3.83m x 1.66m)

ROOM 2 (3.22m x 2.51m)

ROOM 3 (3.76m x 4.50m)

BATHROOM (2.52m x 1.71m)

1 THE SQUARE, DUFFTOWN

One room- it is likely that internal walls have been removed. Three windows & doors to Conval Street & The Square, large pit below floor level.

OUTSIDE

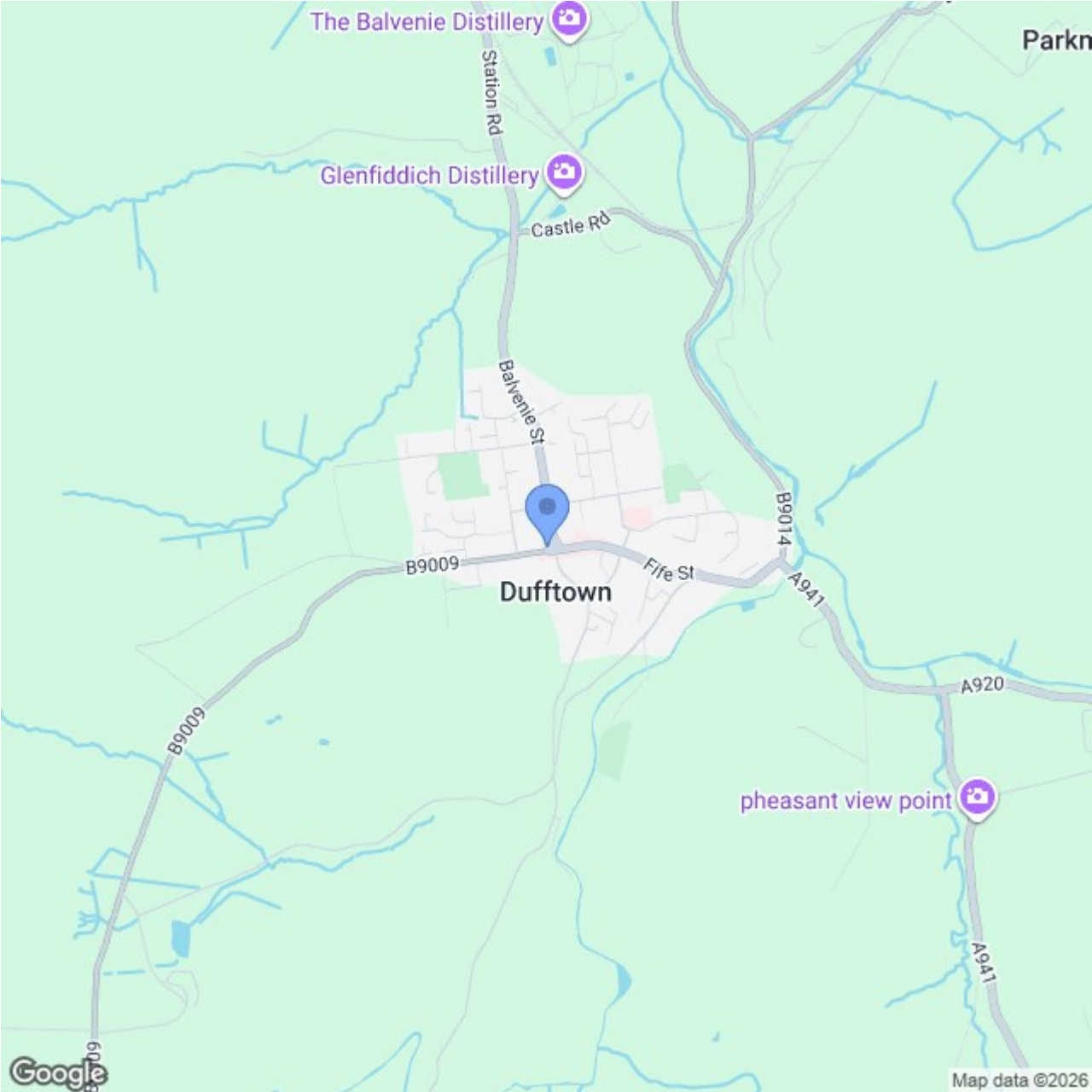
There is an area of shared ground to the rear of the property.

NOTES

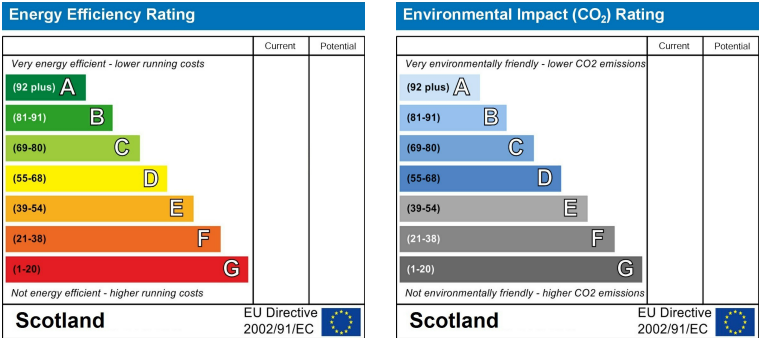
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom fittings, all appliances in the kitchen.



Area Map



Energy Efficiency Graph



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