



**Harper
Macleod LLP**
Estate Agents & Solicitors



35A Fife Street, Keith, AB55 4AL
Offers over £125,000

Semi-detached two bedroom house situated in the heart of the Speyside town of Dufftown and a short walk to local shops and cafe's. The accommodation comprises entrance hallway, lounge, kitchen, guest WC, two double bedrooms and a bathroom. The property further benefits from double glazing, solar panels, gas central heating and a garden.

ENTRANCE HALLWAY

uPVC and glazed entrance door; cupboard housing the electric consumer units and solar panel board; fitted carpet; ceiling light fitting.

KITCHEN

11'6" x 8'6" (3.51m x 2.61m)



Window to front; range of base and wall units; space for electric slot-in cooker; plumbing and space for washing machine; wall mounted gas central heating boiler; built-in airing cupboard; vinyl flooring; ceiling strip light.

LOUNGE

14'9" x 12'5" (4.51m x 3.79m)



Window to rear; fireplace with gas fire(not in working order); fitted carpet; ceiling light fitting.

GUEST WC



Internal room; sink & WC; vinyl flooring; ceiling light fitting.

REAR VESTIBULE

uPVC and glazed door to the rear garden; vinyl flooring; ceiling light fitting.

STAIRCASE AND LANDING

Fitted carpet; ceiling light fitting; hatch with pull down ladder to the loft space.

BEDROOM 1

14'11" x 9'2" (4.55m x 2.80m)



Two windows to front; spacious built-in wardrobe; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 2

11'10" x 10'9" (3.62m x 3.28m)



Window to rear; fitted carpet; ceiling light fitting.

BATHROOM

7'0" x 5'5" (2.15m x 1.67m)



Window to rear; vanity mounted sink & WC; bath with mains shower over; chrome towel radiator; vinyl flooring; inset ceiling spotlights.

OUTSIDE

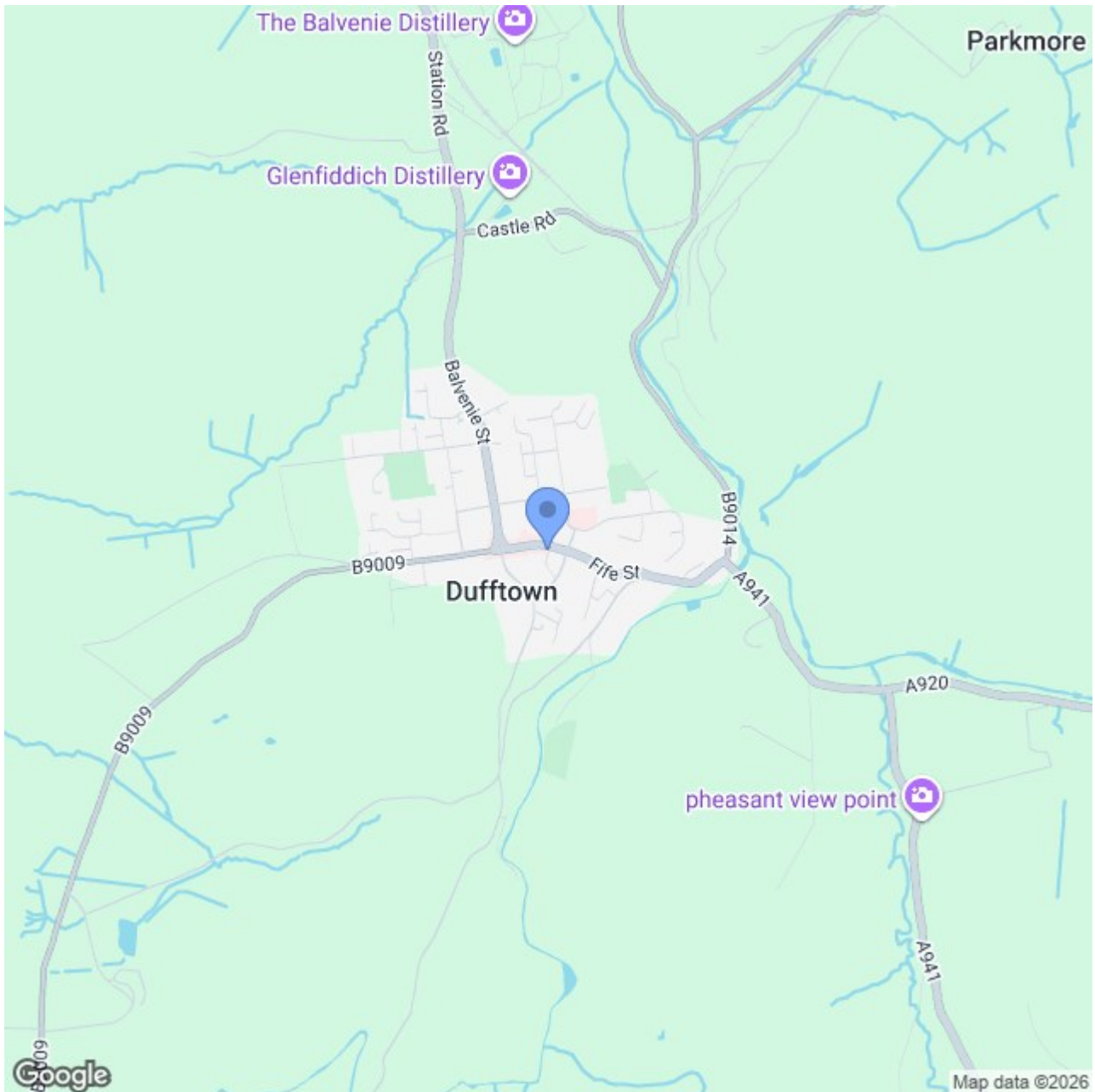


The fully enclosed rear garden is a mixture of low maintenance gravel with mature planted borders; block built shed and wooden shed; rotary clothes dryer.

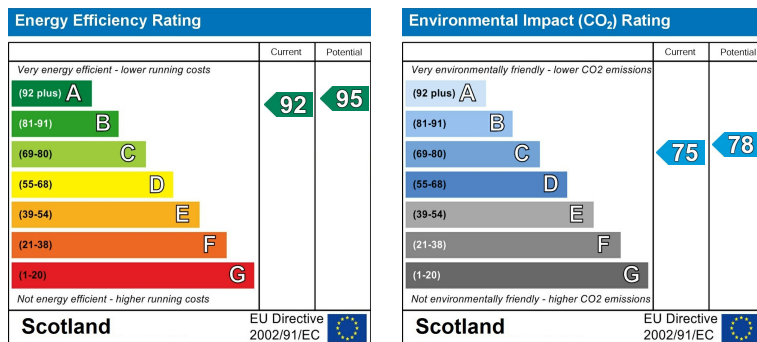
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom fittings and the two garden sheds and rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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