

Dunrovin
17 Balvenie Street
Dufftown
Moray
AB55 4AB



Offers in region of £280,000

Located in the heart of Dufftown is this substantially sized 7 Bedroom Semi-Detached House with its former shop premises.

The property has its Own Driveway to the side which leads into a Large Garden measuring approximately 193ft deep approx.

The former shop premises offers the potential to extend the current accommodation further or could be converted back into commercial use (subject to planning permissions / change of use required).

Features

7 Bedroom Semi-Detached House

Substantially sized 193ft Rear Garden

With Former Commercial Premises

Own Driveway

Mostly Double Glazed

Mains Gas Central Heating and Solid Fuel Central Heating

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Accommodation comprises a Hallway, Lounge, Dining Room and Kitchen. The 1st floor comprises 5 Bedrooms (one of which has an En-Suite) and a Bathroom. The 2nd floor comprises 2 further attic styled bedrooms.

Hallway

Ceiling light fitting

Double radiator

A staircase leads up to the 1st floor landing

A former door entrance which has now been panelled off leads directly into the former shop premises

Vinyl flooring

Lounge – 14'11" (4.55) x 12'5" (3.78) widening to 13'5" (4.08)

Corniced ceiling with ceiling light fitting

Double glazed window to the front

Double radiator

A large fireplace surround with multi-fuel stove

Built-in storage cupboard

Vinyl flooring

Dining Room – 11'5" (3.47) x 7'11" (2.40)

Corniced ceiling with ceiling light fitting

Double glazed window to the rear

Double radiator

Part panelled walls

A fireplace surround with open fire and tiled hearth

Vinyl flooring

Kitchen – 14' (4.27) x 12'8" (3.86) widening to a maximum of 14'8" (4.47) into door recess area

Recessed ceiling lighting

Double radiator

Solid wood storage cupboards which provide space for a gas cooker, washing machine and tumble dryer within

A traditional style sink

A solid fuel range with hot plates and oven, this can also provide heating to the gas central heating system

Wood flooring

A double glazed sliding patio door leads out to the garden

There is a 2nd staircase from the kitchen which leads up to the 1st floor accommodation

1st Floor Accommodation

There are 2 staircases within the property which lead up to the 1st floor accommodation.

Landing

Pendant light fitting

Double glazed window to the front

Single radiator

Exposed wood floorboards

Bedroom One – 15'1" (4.59) x 13'6" (4.11)

Pendant light fitting

Double glazed window to the front

Double radiator

Built-in shelved cupboard

Fireplace surround with open fire

Fitted carpet

Bedroom Two – 14'11" (4.55) x 12' (3.66)

Corniced ceiling with ceiling light fitting

3 wall mounted light fittings

Double glazed window to the front

Double radiator

Fireplace surround with a gas coal effect fire

Exposed wood floorboards

A door from this room leads into the 2nd landing, which in turn leads to bedrooms 4 & 5 and the 2nd staircase which leads down to the Kitchen

Bedroom Three – 9'4" (2.84) x 8'1" (2.46)

Pendant light fitting

Double glazed window to the rear

Double radiator

Exposed wooden floorboards

Bathroom – 11'11" (3.62) max x 6'7" (1.99) max

Ceiling light fitting

Double glazed window to the side

Single radiator

Fitted wash basin with wall light
Bath with mains shower and a telephone style mixer tap with hand shower
W.C
Laminate flooring

Rear Landing

This 2nd landing area leads to Bedrooms 2, 4 & 5 and also has a staircase which leads down to the Kitchen
Ceiling light fitting and loft access hatch
Single glazed sash window to the side
Single radiator
Fitted carpet

Bedroom Four with En-Suite – 11'5" (3.47) deepening to a maximum of 19'3" (5.87) x 6'5" (1.94)
A single bedroom with En-Suite
Pendant light fitting
Double glazed window to the side
Single radiator
Free standing wardrobe to remain
Fitted carpet

En-Suite Shower Room – 7'6" (2.28) x 4'7" (1.39) max into window recess
A pendant and a ceiling light fitting
Double glazed window to the side
Heated towel rail
Shower cubicle with electric shower
Sink and a W.C with a high-level cistern
Tiled flooring

Bedroom Five – 15'11" (4.85) x 7'3" (2.20)
Pendant light fitting
Single glazed sash window to the side
Double radiator
Fitted carpet

2nd Floor Accommodation

Landing
Recessed ceiling light
Single glazed skylight window to the rear
Fitted carpet

Attic styled Bedroom – 14'7" (4.44) x 8' (2.44)
Recessed ceiling light
Single glazed skylight window to the front
Double radiator
An access hatch with crawl space leads to a loft storage area
Fitted carpet

Attic styled Bedroom – 13'8" (4.16) x 7'10" (2.38)
Recessed ceiling light
Single glazed skylight window to the front

Double radiator
Fitted carpet

Attached former shop premises – 13'2" (4.01) x 14'7" (4.44)

Comprising the main shop floor area with a rear entrance hallway with W.C Cloakroom

This offers the scope to be converted into further house accommodation, or to be converted back into commercial use (subject to any planning permission required and / or change of use)

W.C Cloakroom – 5'10" (1.77) x 5'9" (1.75)

Single glazed window

Sink and W.C

Workshop – 14'6" (4.42) x 12'11" (3.94)

Pendant light fitting

Single glazed window to the side

A former door entrance gave access to the current kitchen space

Garden – 193ft deep approximately maximum measurement

A driveway to the side of the property gives direct access into the garden which measures approximately

The garden is mostly laid to lawn with a selection of fruit trees towards the rear

Due to the size of the garden, it offers great potential to create plenty of car parking space or to build a garage (subject to planning)

Note 1

All light fittings, floor coverings & blinds are to remain.

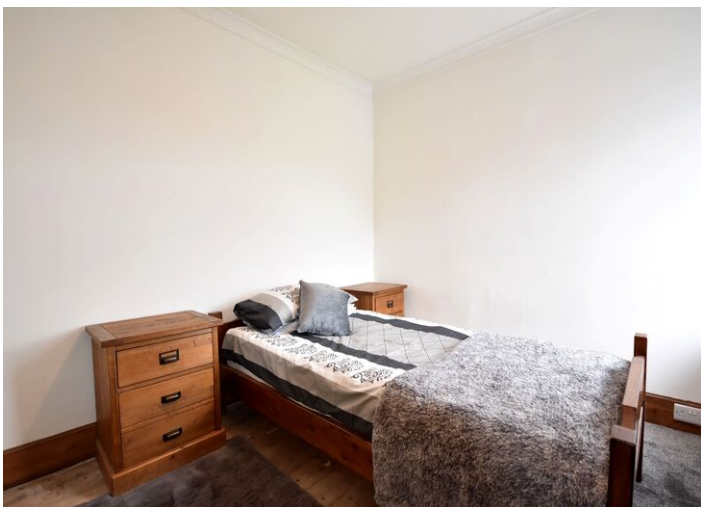
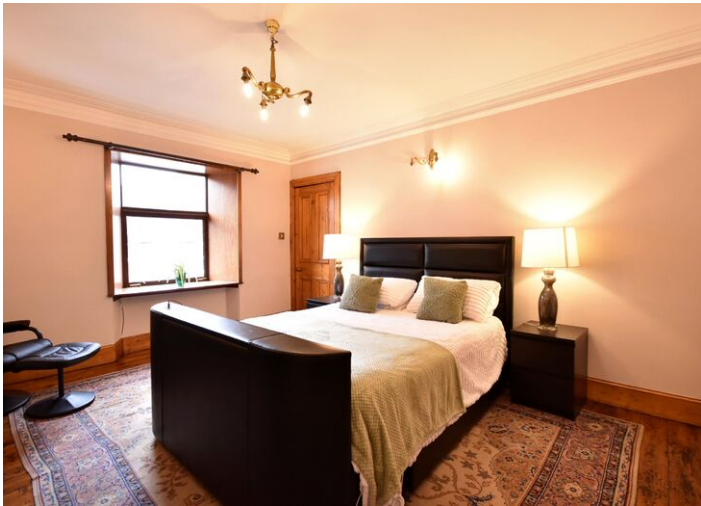
Energy Performance Rate

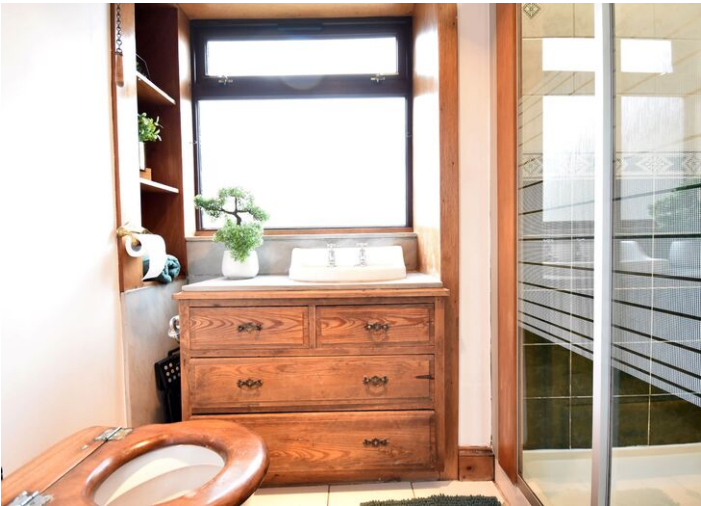
Council Tax Band

Currently C

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |











Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.