

Dunrovin  
17 Balvenie Street  
Dufftown  
Moray  
AB55 4AB



OIRO £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.

### Features

7 Bedroom Semi-Detached House

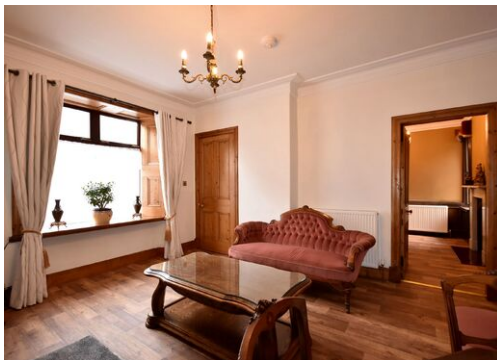
Substantially sized 193ft Rear Garden

With Former Commercial Premises

Own Driveway

Mostly Double Glazed

Mains Gas Central Heating and Solid Fuel Central Heating



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).

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.

## Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.





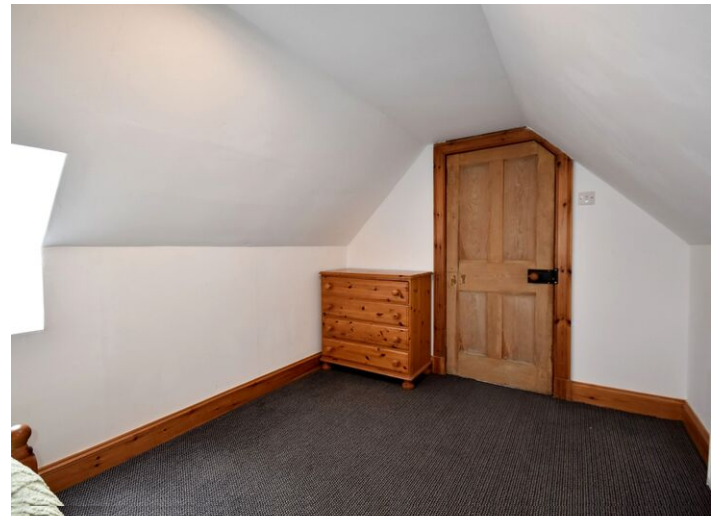
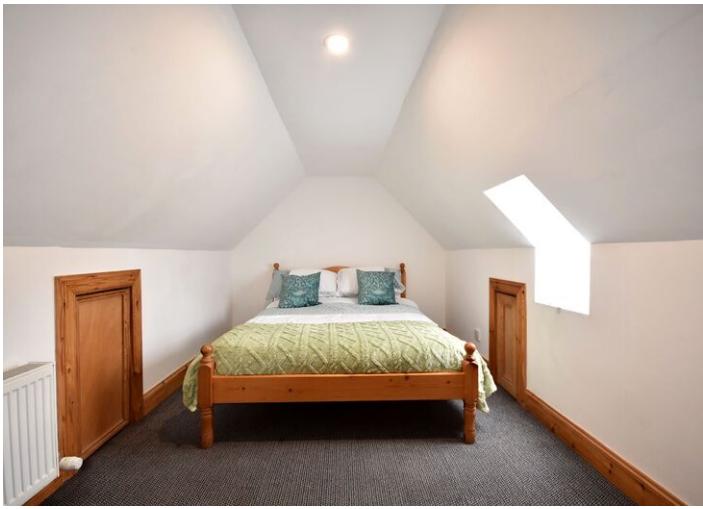












## Energy Performance Rate

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

## Council Tax Band

Currently C

**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.