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## 10 Corsemaul Drive, Dufftown AB55 4EJ



This modern detached four bedroom property is situated in a residential area of the Speyside town of Dufftown, within easy reach of local amenities, and would make an ideal family home.

**MODERN DETACHED HOUSE  
FOUR BEDROOMS  
DRIVEWAY AND SINGLE GARAGE  
FRONT AND REAR GARDENS  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COUNCIL TAX BAND D  
EPC RATING C  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£270,000**

**E1187**

This modern detached four bedroom house is situated in a residential area of the Speyside town of Dufftown, in the heart of malt whisky country.

In walk-in condition, the accommodation is well presented throughout and comprises: Entrance vestibule, hallway, living room with multi-fuel stove, dining kitchen, downstairs bedroom, wc and utility room. Upstairs are a landing, three further bedrooms (one with walk-in wardrobe), and a shower room.

The property benefits from double glazing and gas central heating, with underfloor heating to the shower room.

To the front of the property is a private gravelled driveway and an attached single garage. There are enclosed garden grounds to the front, side and rear.

We highly recommend a viewing of this lovely family home.

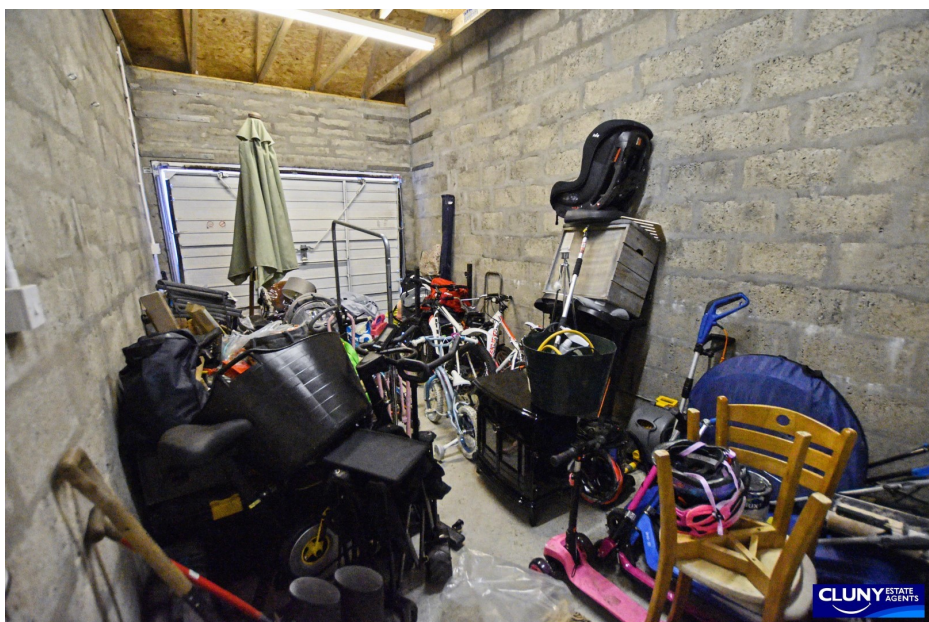








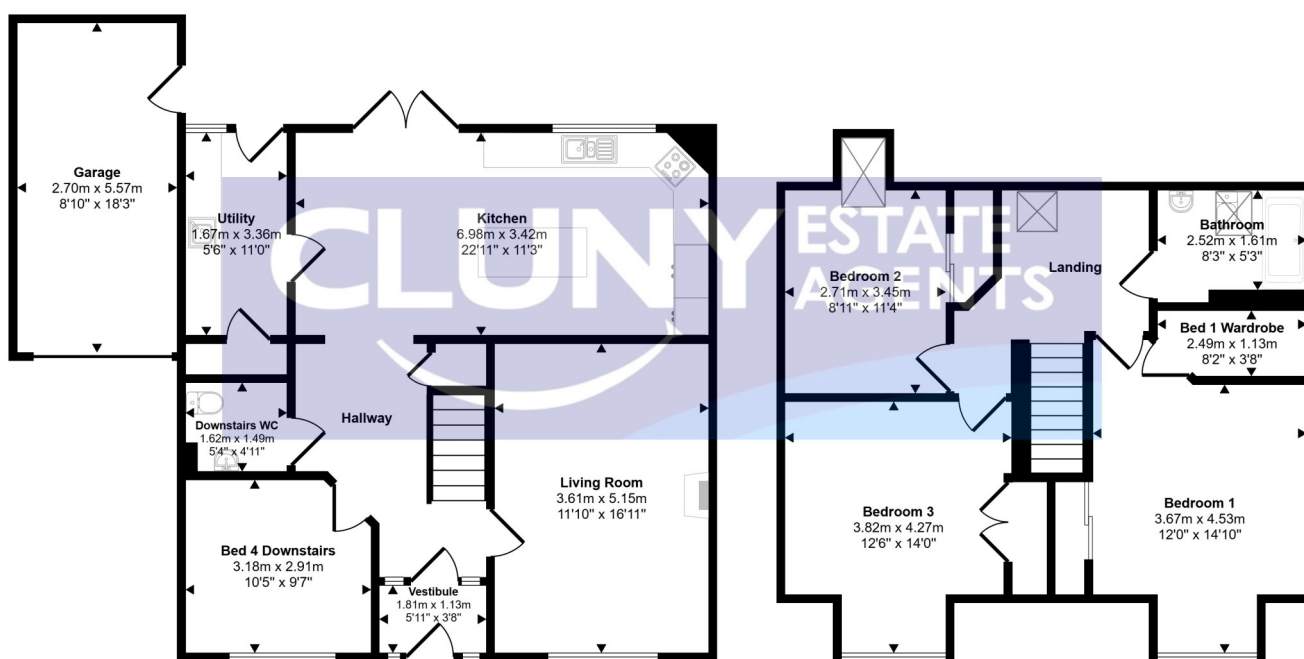




If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

- Vestibule 1.81m x 1.13m
- Living Room 3.61m x 5.15m
- Kitchen 6.98m x 3.42m
- Utility 1.67m x 3.36m
- Downstairs WC 1.62m x 1.49m
- Bedroom 4 3.18m x 2.91m
- Bedroom 1 3.67m x 4.53m
- Wardrobe 2.49m x 1.13m
- Bathroom 2.52m x 1.61m
- Bedroom 2 2.71m x 3.45m
- Bedroom 3 3.82m x 4.27m

Approx Gross Internal Area  
158 sq m / 1698 sq ft



Ground Floor  
Approx 93 sq m / 1003 sq ft

First Floor  
Approx 65 sq m / 695 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.