

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Fern Cottage, 21 Albert Place Dufftown AB55 4AY



This link semi-detached traditional stone and slate house has been extended to the rear and is situated in the Speyside village of Dufftown, close to the Whisky Trail and within easy access of picturesque countryside

**LINK SEMI-DETACHED TRADITIONAL
STONE AND SLATE PROPERTY
THREE DOUBLE BEDROOMS
PLUS ONE BEDROOM ANNEXE
LARGE GARDEN
BLOCK-BUILT STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£160,000**

E788

This link semi-detached traditional stone and slate house has been extended to the rear and offers flexible accommodation. Situated in an established residential area in the village of Dufftown, this Speyside location is famous for its whisky and picturesque countryside.

The main house comprises: Entrance hall, large modern open plan kitchen/diner, living room/3rd bedroom, bathroom and two double bedrooms with built-in storage.

A self-contained annexe is accessed via the rear hallway and comprises a kitchen and family room with patio doors leading to a large decked area and the rear garden. Upstairs is a large bedroom with en suite shower room and patio doors onto a balcony.

Outside is a large garden with lawn and paved area and a spacious decked seating area. The block-built store has light and power to it and is fitted with workshop units.

This would make a lovely four bedroom family home or be suited to multi-generational living and a viewing is highly recommended.







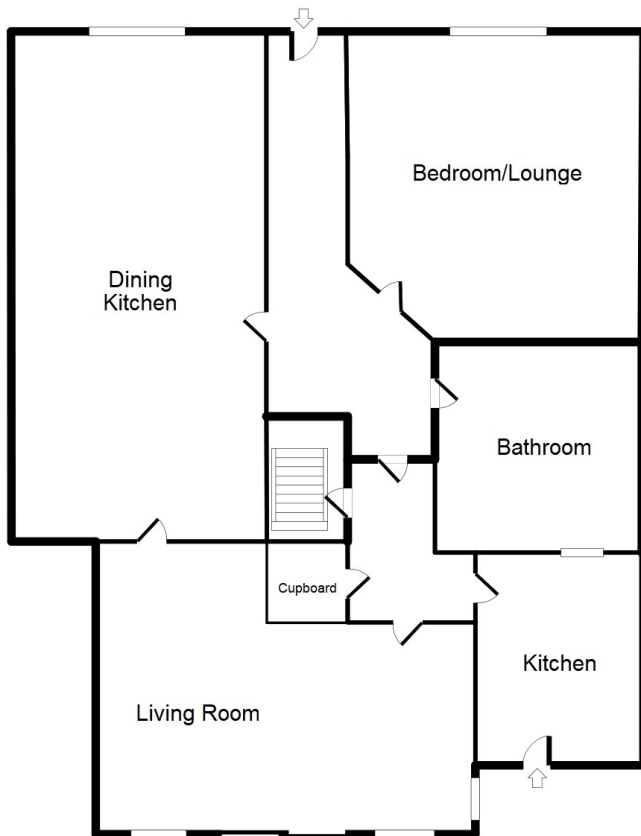




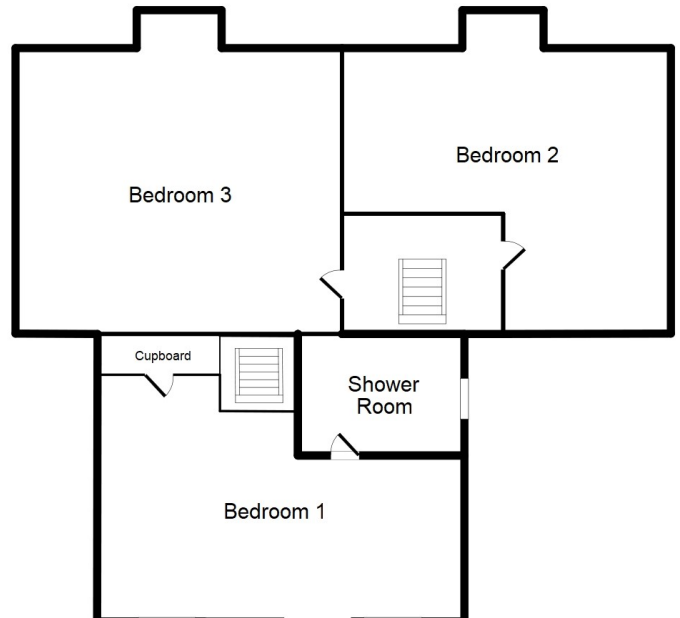


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

• Kitchen/Diner	7.03m x 2.80m	23'1" x 9'2"
• Bedroom/Lounge	3.86m x 3.21m	12'8" x 10'7"
• Bathroom	3.07m x 2.50m	10'1" x 8'2"
• Bedroom 1	4.03m x 3.33m	13'3" x 10'11"
• Bedroom 2	4.62m x 3.24m	15'2" x 10'8"
Annexe		
• Kitchen	2.70m x 1.74m	8'10" x 5'9"
• Lounge	5.46m x 5.83m	17'11" x 19'2"
• Bedroom 1	5.47m x 3.79m	17'11" x 12'5"
• En Suite	1.96m x 1.76m	6'5" x 5'9"



Please note these floor plans are not to scale and are for representational purposes only



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.