

5 Thunderton Place, Elgin IV30 1BG



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48 Balvenie Street,
Dufftown AB55 4AS

REDUCED: £5000 BELOW VALUATION



This traditional stone and slate four bedroom detached house with garage and garden is situated in the heart of Dufftown and would make an ideal family home.

SEMI-DETACHED HOUSE
FOUR BEDROOMS
GARAGE AND DRIVEWAY
REAR GARDEN WITH LOG
STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced
£195,000

E970

This four bedroom semi-detached one and a half storey house is situated in the Speyside village of Dufftown, at the heart of the malt whisky trail.

In good condition, the accommodation comprises: Entrance hall, kitchen with space for dining, open plan living/dining room with multi-fuel stove, two double bedrooms with built-in wardrobes, and a family bathroom. Upstairs is a landing and two further double bedrooms with coombed ceilings.

To the rear of the property stands a garage with electric door, a wood store, parking for two cars and a large garden with lawn and paved seating area.

Benefiting from gas central and double glazing throughout, this property would make an ideal family home and we highly recommend a viewing.







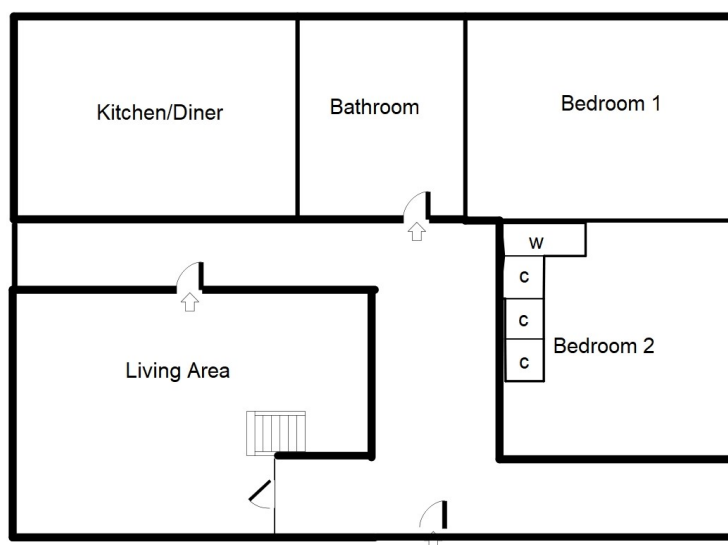






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.59m x 3.62m
- Lounge/Diner 7.63m x 4.31m
- Bathroom 2.98m x 2.60m
- Bedroom 1 3.62m x 2.98m
- Bedroom 2 4.33m x 3.33m
- Bedroom 3 4.08m x 3.64m
- Bedroom 4 4.31m x 3.61m



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.