

## 46 YORK STREET, DUFFTOWN, AB55 4AU



OFFERS OVER £110,000  
HOME REPORT VALUATION  
£110,000



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

Enjoying a peaceful location on the edge of the delightful village of Dufftown in the heart of Speyside, this **DETACHED DWELLING HOUSE** enjoys a spacious garden but requires renovation and refurbishment throughout. Externally there is a separate garage and store. The property is entered along a private driveway from York Street. We recommend viewing to appreciate the location and potential of this dwelling house.

Dufftown is a historic and popular village in Speyside. Dufftown has a good range of amenities including a primary school, village hall, convenience stores, hospital, hotels and coffee shops. Dufftown is well known for being the “Malt Whisky Capital of the World” on the famous Speyside Whisky Trial. The Town of Elgin is approximately 18 miles away and has a wide range of amenities including major supermarkets and transport links via rail and bus. The Town of Huntly is approximately 14 miles away and has a range of amenities and transport links via rail and bus.

### **The Accommodation Comprises:**

#### **Entrance Vestibule**

The property is entered from a Vestibule at the front of the property where there is a matwell and a cupboard with meters. There is an inner glazed door and partially glazed side panel which leads into the Hallway where rooms lead off.

#### **Hallway**

The irregularly shaped Hallway has two cupboards, one of which houses the boiler.

#### **Living Room / Dining Room (on Open Plan) – Measuring 5.16m by 8.69m or thereby**

The Living Room / Dining Room has windows to the front of the property and to the side. There is a “Valour Heartbeat” gas fire set within a tiled hearth with tiled mantle. There are two radiators and a mirrored hatch through into the Kitchen.





**Kitchen – Measuring 3.30m by 2.91m or thereby**

There is a basic selection of wall and base units and white goods (no guarantees are given regarding the working order or otherwise of these). Cupboard with shelving. Stainless steel sink with drainer and taps. Window to the rear. A step from the Kitchen leads down into a **Rear Porch** which is glazed and measures **2.21m by 3.09m or thereby**.



**Bedroom One – Measuring 3.36m by 2.89m or thereby**

Bedroom One has a window to the rear. There is a fitted wardrobe with rail and a further cupboard with sliding doors and shelving.



**Bedroom Two – Measuring 3.39m by 3.79m or thereby**

This room lies to the right of the front door and has a window to the front. There is a fitted wardrobe with rail.



### **Bathroom – Measuring 2.32m by 1.85m or thereby**

The Bathroom has a green suite comprising: W.C., wash hand basin and bath. There is a radiator and a mirror.



### **Outside**

The property is entered by a long private driveway which has adequate off street parking to the front of the garage. The private driveway is partially paved. To the rear of the garage is the property and at either side of the property are two large areas of garden ground with grass and a mixture of hedges and shrubs. To the front of the garden is a large area of grass with hedging and a selection of shrubs and plants. The garden requires attention.







**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £110,000

**Entry:** By Mutual Arrangement



### **FEATURES**

- **DETACHED DWELLING HOUSE WITH SEPARATE GARAGE**
- **NICE LOCATION WITHIN THE VILLAGE OF DUFFTOWN**
- **REQUIRES RENOVATION AND REFURBISHMENT THROUGHOUT**
- **BASIC KITCHEN AND BATHROOM REQUIRE REFURBISHMENT**
- **LARGE AREA OF GARDEN GROUND AND LARGE PARKING AREA**

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

**E. & O.E.**

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