

ST. RONANS. CRACHIE, FIFE STREET, DUFFTOWN, AB55 4AQ



OFFERS OVER £185,000

HOME REPORT VALUATION

£185,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

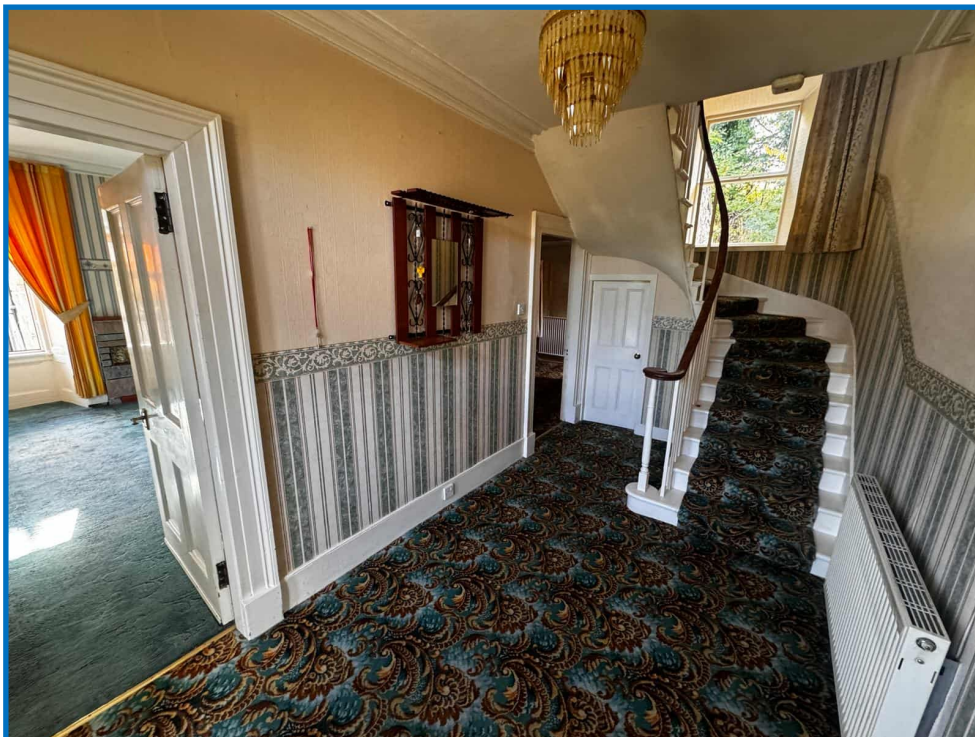
We are delighted to offer for sale this **VICTORIAN DWELLING HOUSE** located in a prominent elevated position at the entrance to the Village of Dufftown from the Cabrach/Huntly road. The imposing frontage of the dwelling house leads into spacious accommodation on several levels and there is considerable scope for redecoration and refurbishment throughout the property. It offers good sized accommodation with many possibilities subject to all Local Authority Consents and Approvals.

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 Trail. 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:

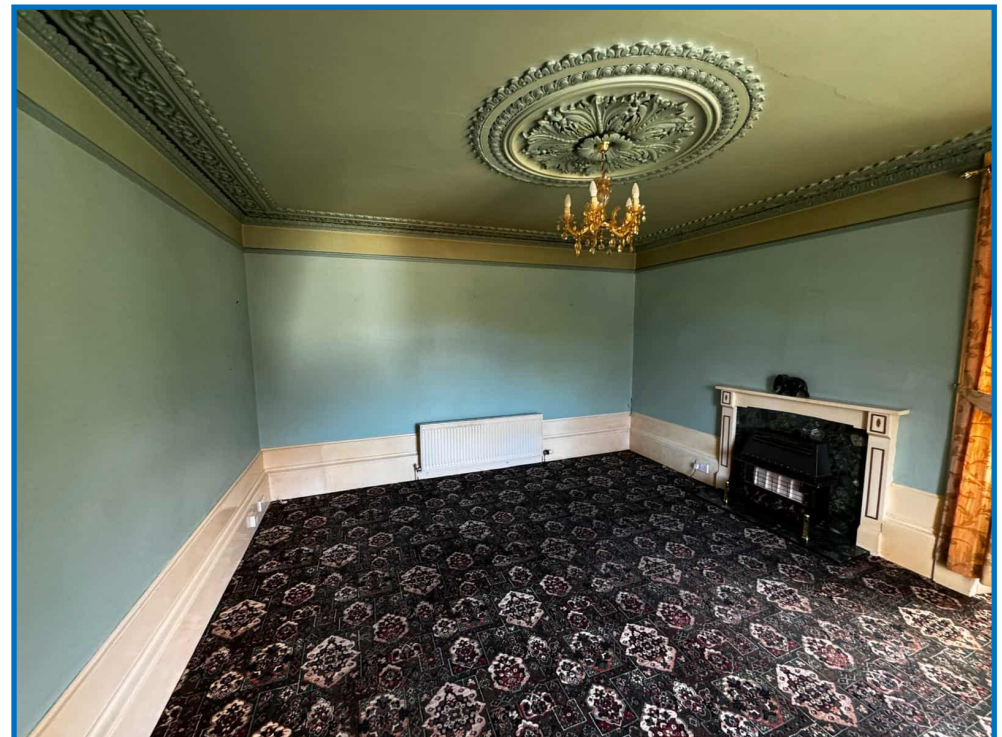
Entrance Hallway

The imposing and grand Entrance Hallway has several rooms leading off and a stairway leading to the Upper Floor. Radiator. Under stair cupboard with small window. Door leading to Rear Vestibule with dual aspect windows.



Public Room One (to right of Hallway) – Measuring 4.27m by 4.64m or thereby

This grand, imposing room has a large ceiling rose as its centre piece and decorative cornicing around the ceiling. There are dual aspect windows to the front and side. There is a fitted gas fired with wooden surround and marble effect hearth and inner surround. Fine open views across the gardens to the front.



Public Room Two (to left of Hallway) – Measuring 4.86m by 4.66m or thereby

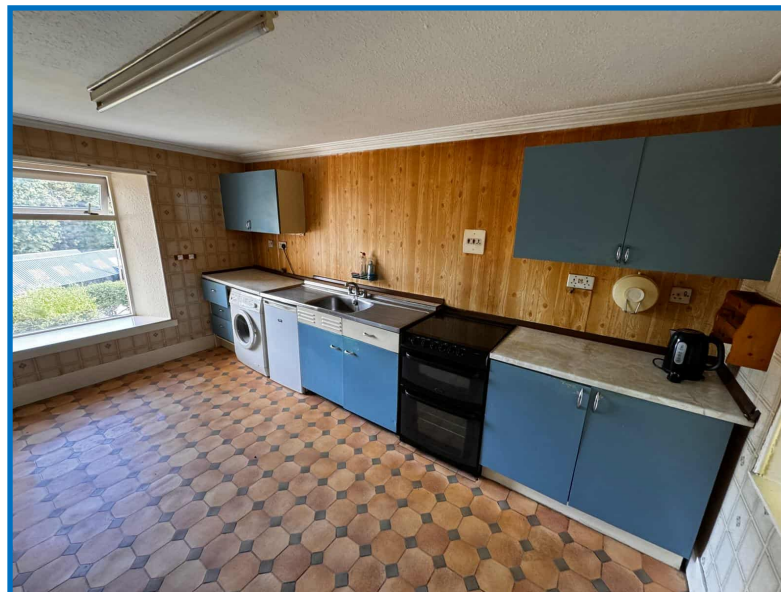
This equally imposing room has dual aspect windows to the front and side. There is a fyfe stone fireplace with an open fire that has been blocked off meantime. Within this room is a small W.C. with wash hand basin. To the right of the W.C. is a shower unit which has been fitted into the room.



A small stairway leads up to the **Dining Room** and a further stairway leads to the **Basement**.

Dining Kitchen – Measuring 4.38m by 3.44m or thereby

The Dining Kitchen has a basic selection of wall and base units. There is a radiator. Boiler. Windows overlook the front and rear. There is a stainless steel sink and drainer.



Upper Floor

The spiral feature stairway leads to the Upper Floor. There is a window on the stairway.



Bedroom One (to right of landing) – Measuring 4.38m by 4.70m or thereby

There is a window to the front and a radiator.



Bathroom – Measuring 2.08m by 2.68m or thereby

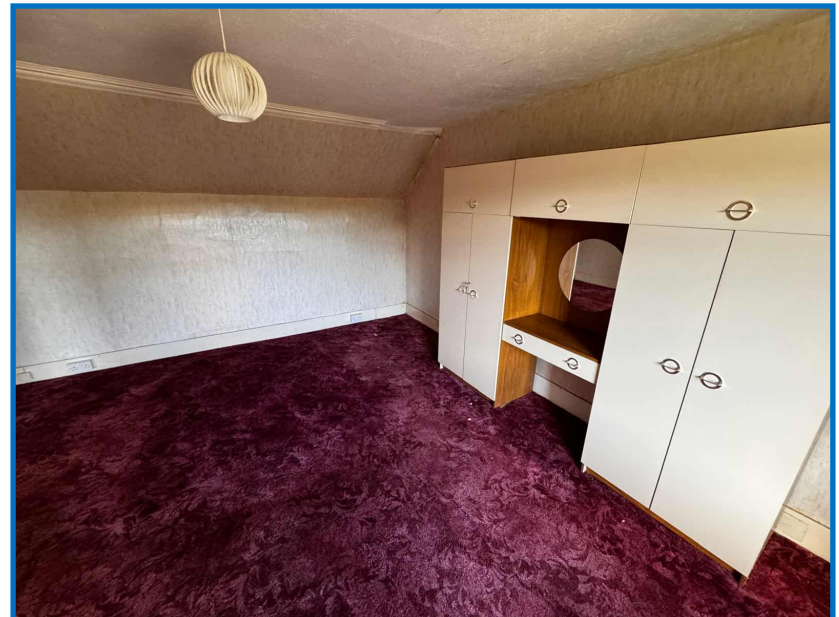
The Bathroom houses a bath, W.C., there is a wash hand basin enclosed in a storage unit and a window to the front. Shower cubicle. Radiator.



Stairs in the Hallway lead down to a **Ground Floor/Basement level** where there is Bedroom Three.

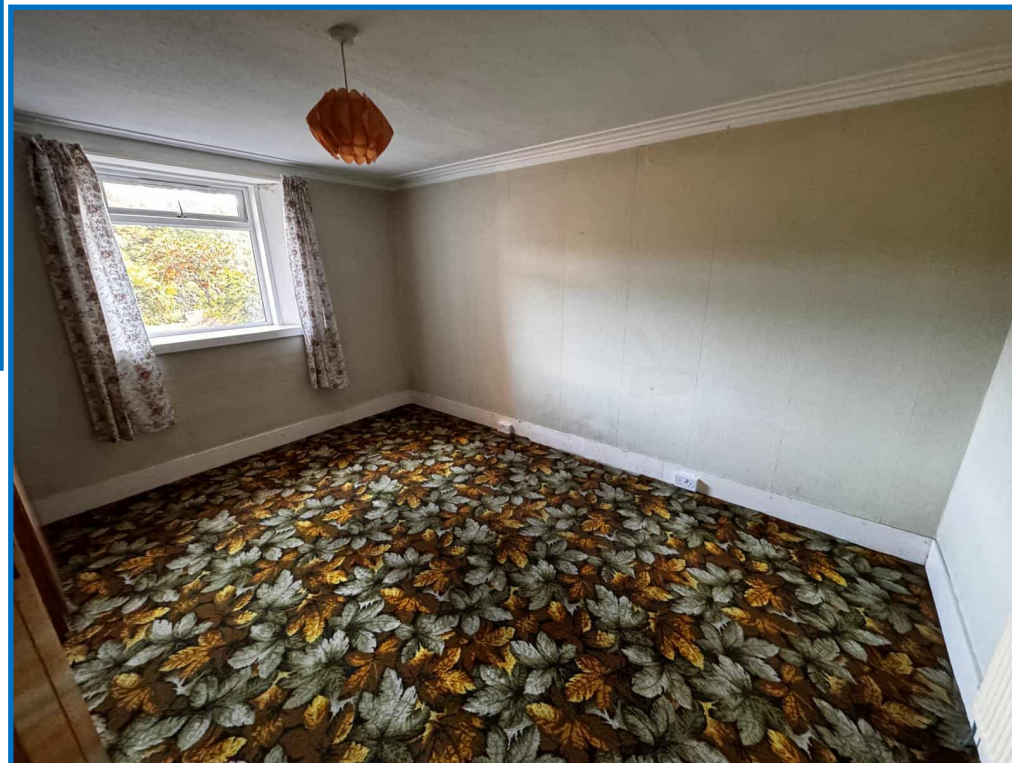
Bedroom Two – Measuring 4.15m by 4.71m or thereby

There is a radiator in the room and a window to the front.



Bedroom Three – Measures 4.37m by 3.42m or thereby

There is a window to the front. Radiator. A further stairway leads to the **Basement** which is believed to have been the old Servant Quarters.



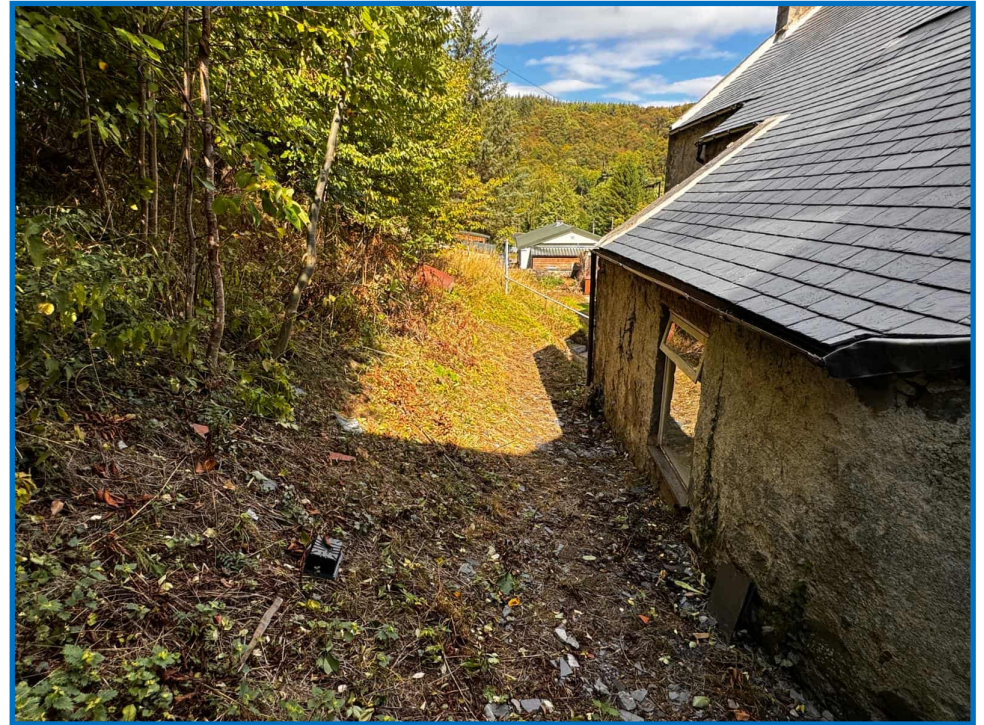
Basement Area

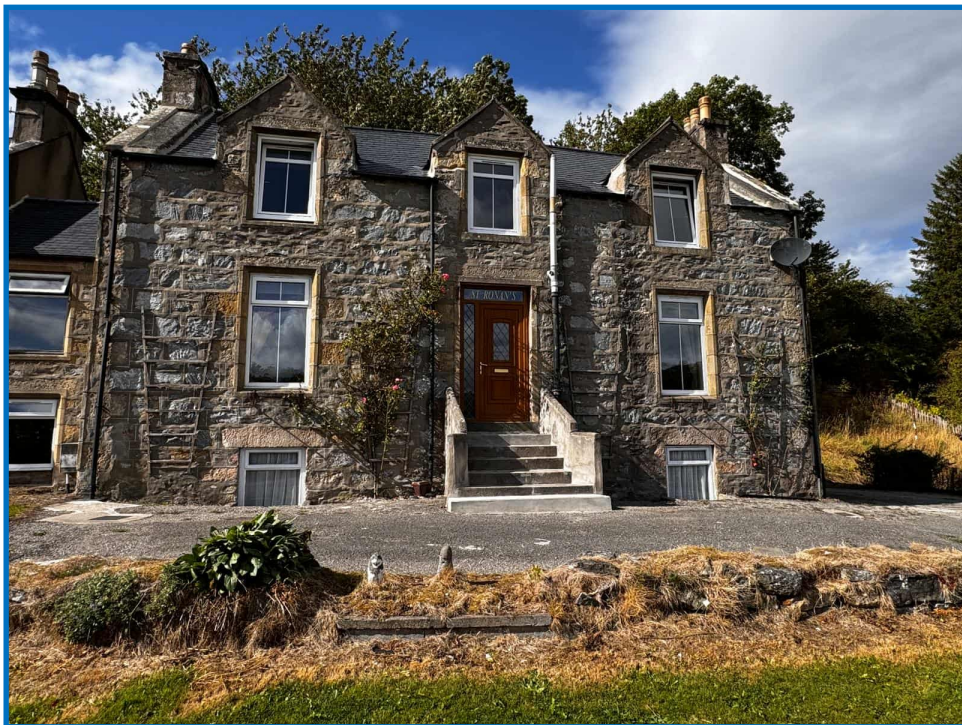
The large main room in the Basement has original flag stones and an original fireplace which has changed little since Victorian times. There are dual aspect windows and this area measures 4.53m by 3.63m or thereby. There is a labyrinth of small rooms and a further large room measuring 4.14m by 3.22m or thereby. This whole area requires complete refurbishment and renovation and could be a special project for any one who is interested in creating an unique special Basement area.



Outside

There is grassed area to the front and a large driveway for several vehicles. To the rear of the property a large raised bank.





FEATURES

- IMPOSING VICTORIAN DWELLING HOUSE
- REQUIRING REDECORATION, REFURBISHMENT AND RENOVATION THROUGHOUT
- LARGE IMPOSING PUBLIC ROOMS
- MANY ORIGINAL FEATURES
- LARGE BASEMENT/CELLAR AREA WITH SEVERAL ROOMS
- OPEN OUTLOOK TO THE FRONT
- GREAT OPPORTUNITY FOR REFURBISHMENT AND RENOVATION TO CREATE A PROPERTY OF GREAT CHARACTER, SUBJECT TO ALL NECESSARY LOCAL AUTHORITY CONSENTS AND APPROVALS

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £185,000

Entry: By Mutual Arrangement

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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