

## Conval Street, Dufftown, AB55 4AH



**Fixed Asking Price £280,000 Freehold**



A rare opportunity to purchase a substantial 7-bedroom large characterful semi-detached Victorian property, dating from the 1890s, located in the picturesque whisky capital of Speyside – Dufftown.

This traditional stone-built home is rich in character, offering spacious and flexible accommodation over three floors. Retaining many period features, the property boasts two generous reception rooms, a modern fitted kitchen, and seven well-proportioned bedrooms, making it ideal for family living or for those seeking a business opportunity.

Several rooms are in need of redecoration, offering the chance to add your own stamp and enhance the property's full potential. With stunning views over the surrounding hills, the home enjoys a tranquil setting while being within easy walking distance of local shops, cafés, and distilleries.

The property is double glazed, has mains wired smoke and heat alarms throughout and front, side and rear gardens.

Council tax band E  
EPC D



## Entrance vestibule 9'2" x 6'2"



Welcoming entrance vestibule with lovely period features including a large door featuring acid etched glazing with matching side panels leads through to the hallway.  
Ceiling light fitting.

## Hallway



Spacious hallway with doors leading off to the ground floor accommodation.  
Neutral fitted carpet.  
Ceiling light fitting.  
Large under stair storage cupboard.  
Central heating radiator.

## Reception Room 1 13'5" x 21'3"



The first of two large reception rooms combines period charm with modern comfort. Boasting high ceilings, intricate cornicing, and a decorative ceiling rose. The space is both grand and welcoming.  
A large bay window to the front aspect and a second one to the side.  
Neutral fitted carpet.  
Ceiling light fitting.  
Central heating radiator.

## Reception Room 2 13'9" x 13'5"



This beautifully appointed reception room exudes traditional charm while offering a warm and comfortable atmosphere, ideal for both relaxing and entertaining. The room features high ceilings with ornate cornicing complemented by richly detailed wallpaper and deep skirting boards.  
Neutral fitted carpet.  
Ceiling light fitting.  
Central heating radiator.

## Kitchen 15'5" x 10'2"



Stylish fitted kitchen with window to the rear aspect.  
Door leading out to the rear patio area.  
Ample storage with a combination of drawers, cupboards, and tall units, sleek grey cabinetry and complimentary worktops.  
Two stainless steel sinks with drainers.  
Ceiling light fittings.  
Central heating radiator.  
Plumbing and space for two dishwashers.  
Range style cooker with extractor.  
Bi-fold door leading to the utility room.

## Utility room/Laundry room 11'1" x 6'10"



Useful utility space with worktop area and units that match the kitchen.  
Plumbing and space for white goods.  
Cupboard housing the boiler.

## Office/Study 8'6" x 11'1"

Internal room which has been prepped for re decoration.  
Central heating radiator.  
Ceiling light fitting.

## Shower room 11'5" x 4'11"



Sleek modern shower room comprising generous shower cubicle with electric shower, toilet and wash hand basin.  
Extractor fan.  
Traditional style heated towel radiator.

## Stairs/Landing



A carpeted staircase leads up to the first floor accommodation.  
Ceiling light fitting.  
Walk in storage cupboard.  
Central heating radiator.

## Bedroom 1 13'5" x 15'8"



Large double room with triple windows to the front aspect and an additional window to the side aspect.  
Neutral fitted carpet.  
Ceiling light fitting.  
Central heating radiator.  
Traditional features including wood panelling around the window alcoves and a beautiful fireplace.  
Door leading to en-suite shower room.

## En suite 7'10" x 5'10"



Modern en suite shower room with window to the side aspect.  
Shower cubicle with electric shower, toilet and wash hand basin.  
Ceiling spotlights.  
Extractor fan.



**Bedroom 2**  
13'9" x 13'5"



Good sized double bedroom with dual windows to the front aspect.  
Feature fireplace.  
Original wood panelling to the window and alcove storage.

**Bedroom 3**  
15'8" x 9'10"



Double bedroom with window to the rear aspect.  
Fitted carpet.  
Central heating radiator.  
Ceiling light fitting.  
Feature fire place.  
Door leading to the en suite shower room.

**En suite 2**  
6'2" x 4'11"



En suite shower room with window to the rear aspect.  
Cubicle with mains shower, wash hand basin and a toilet.  
Ceiling spot lights.  
Extractor fan.  
Fitted storage cupboard housing the hot water cylinder

**Bedroom 4**  
15'8" x 9'10"

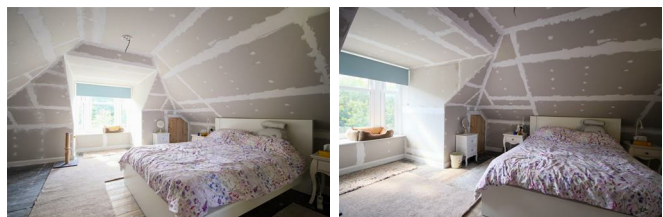


Double bedroom with window to the rear aspect.  
Provision to create an en suite shower room, currently fitted with a W.C.

### **Stairs/Landing**

A carpeted staircase leads up to the three attic bedrooms on the 2nd floor.  
Wall light.  
Skylight.

**Bedroom 5**  
16'8" x 15'5"



Spacious attic bedroom ready for the new owner to put their stamp on it.  
Window to the rear aspect.

## Bedroom 6 13'5" x 16'0"



Dual aspect double bedroom with windows to the front and side aspects.

## Bedroom 7/Study 9'2" x 9'6"

The third bedroom on the attic floor could be utilised as a bedroom or study.

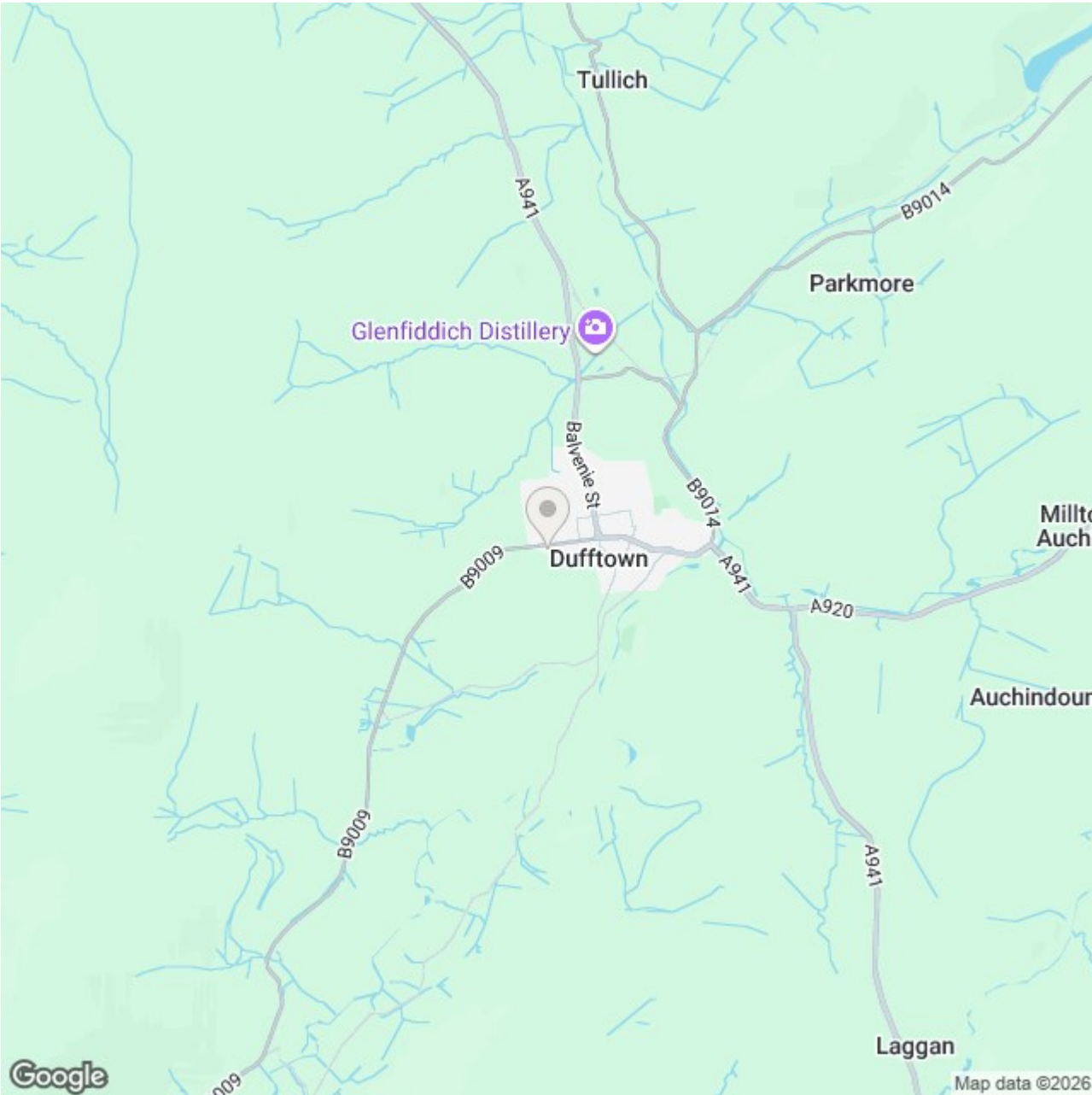
Velux window.


One large walk in closet and a further built in storage cupboard.

## Exterior



Well maintained garden grounds mainly laid to lawn.  
To the rear of the kitchen there is a south facing patio area.  
Sweeping driveway leads to ample off street parking for multiple vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	70
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	58	70
Scotland	EU Directive 2002/91/EC 