



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Dullanside , Dufftown, AB55 4BX**  
**Offers over £400,000**

**\*\*NEW PRICE - £10,000 BELOW HOME REPORT VALUATION!\*\*** Dullanside is an exceptional bungalow set in a substantial garden and bordered by additional ground and woodland belonging to the property which has been used for horses in the past and could have a variety of uses. The property which is in excellent order throughout is a short drive from the centre of Dufftown and within the catchment area for school transport. The accommodation comprises entrance vestibule, hallway, spacious lounge, dining kitchen, utility room, sunroom, four double bedrooms and a shower room. The property further benefits from double glazing, oil central heating and garage.

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**ENTRANCE VESTIBULE**

4'7" x 4'7" (1.40m x 1.40m)

uPVC and glazed entrance door; fitted carpet; inset ceiling spotlight.

**HALLWAY**



Built-in shelved linen cupboard; fitted carpet; inset ceiling spotlights.

**LOUNGE**

19'5" x 17'3" (5.92m x 5.28m)



Bay window to front; feature fireplace with recessed multi-fuel stove; fitted carpet; ceiling light fitting.

**DINING KITCHEN**

14'11" x 14'5" (4.57m x 4.41m)



Window to side; fitted kitchen in white with marble worktops; light grey tempered glass splash backs; range style electric cooker and hood; built-in compact oven and microwave; built-in coffee maker; American style fridge freezer; Island with marble top; Karndeane wood effect flooring; inset ceiling spotlights.

**SUN ROOM**



Glazed on three sides; Karndeane wood effect flooring; inset ceiling spotlights; door to the rear garden.

**UTILITY ROOM**

9'8" x 5'5" (2.95m x 1.67m)



Door to rear garden; built-in cupboard; plumbed in Bosch dishwasher and plumbing and space for washing machine; oil central heating boiler; Karndean wood effect flooring; inset ceiling spotlights.

**BEDROOM 4**

11'5" x 8'10" (3.48m x 2.71m)



Windows to rear; fitted bedroom furniture; double built-in wardrobe; fitted carpet; ceiling light fitting.

**BEDROOM 3**

11'3" x 10'0" (3.43m x 3.06m)



Window to front; fitted bedroom furniture; triple built-in wardrobe; fitted carpet; ceiling light fitting.

**BEDROOM 1**

15'8" x 11'1" (4.80m x 3.40m)



Windows to front; triple built-in wardrobe; fitted carpet; ceiling light fitting.

## BEDROOM 2

11'5" x 9'11" (3.49m x 3.03m)



Windows to rear; fitted bedroom furniture; triple built-in wardrobe; fitted carpet; ceiling light fitting.

## SHOWER ROOM

9'0" x 8'9" (2.76m x 2.69m)



Window to rear; sink, wc, spacious shower enclosure with mains shower; Chrome towel radiator; ceramic tile flooring; inset ceiling spotlights.

## GARAGE

Detached garage; up and over door; power and light; window and personnel door to the side.

## OUTSIDE

Dullanside is set in a substantial garden which is mainly lawn and planted with mature shrubs and trees; decking area to the rear of the garage. A good size area of gravel provides off street

parking for several cars; rotary clothes dryer; outside water tap.

There is a good area of woodland and rough ground belonging to the property which has been used in the past for horses. A metal outbuilding on the land is included.

## NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings; all blinds; all shower room fittings; the range electric cooker, hood, American style fridge freezer, built-in compact oven and microwave and built-in coffee maker in the kitchen, the Bosch dishwasher in the utility room and the rotary clothes dryer in the garden.

The house and garage are protected by a security alarm.

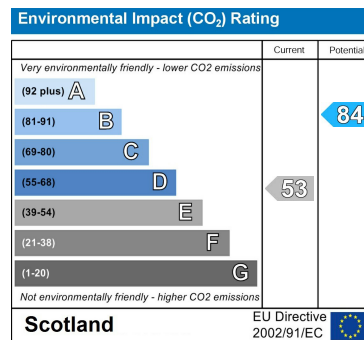
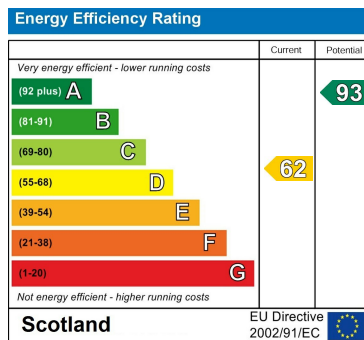
Council Tax Band: E

**VIEWING CONTACT THE SELLING AGENT.**

## Area Map



## Energy Efficiency Graph



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