



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Mount Crescent, Dufftown, AB55 4BG
Offers over £150,000

Semi-detached three bedroom property situated in a quiet residential area of Dufftown with views from the front over to the open countryside. The accommodation comprises entrance vestibule; hallway, lounge, dining kitchen, utility room, three double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, solar panels, garden and driveway.

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ENTRANCE VESTIBULE

6'11" x 3'2" (2.12 x 0.98)

Upvc and glazed entrance door; under stair cupboard; fitted carpet; inset ceiling spotlights.

HALLWAY



Window to side; fitted carpet; ceiling light fitting.

LOUNGE

15'1" x 12'11" (4.60 x 3.94)



Window to front; fireplace with open fire; fitted carpet; ceiling light fitting and two wall light fittings.

DINING KITCHEN

15'5" x 8'10" (4.70 x 2.70)



Window to rear; range of base and wall units; space for slot in electric cooker and hood; space for fridge; plumbing and space for dishwasher; vinyl flooring; ceiling strip light; second ceiling light fitting.

UTILITY ROOM

8'3" x 7'11" (2.54 x 2.42)



Window to rear; stainless steel sink; plumbing and space for washing machine and tumble dryer; wall mounted gas central heating boiler; vinyl flooring; ceiling strip light.



BATHROOM

8'10" x 5'4" (2.71 x 1.65)



Window to rear; vanity mounted sink and WC; bath(no side panel) with electric shower over; Chrome towel radiator; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING



Windows to front and side; spacious built in storage cupboard; fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 1

11'8" x 9'4" (3.57 x 2.86)



Window to front; two sets of double built in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 2

14'8" x 8'2" (4.49 x 2.50)



Window to rear; triple built in wardrobes; bare floorboards; inset ceiling spotlights.

BEDROOM 3

10'10" x 10'5" (3.31 x 3.19)



Window to rear; fitted bedroom furniture; partial carpet flooring; ceiling light fitting.

OUTSIDE



The garden to the front has an area of lawn and a driveway leading up to the rear of the house providing off -street parking. The rear garden is on two levels with a paved area directly outside the property and steps lead up to an area of lawn bordered with mature shrubs; three garden sheds, coal bunker and green house.

NOTES

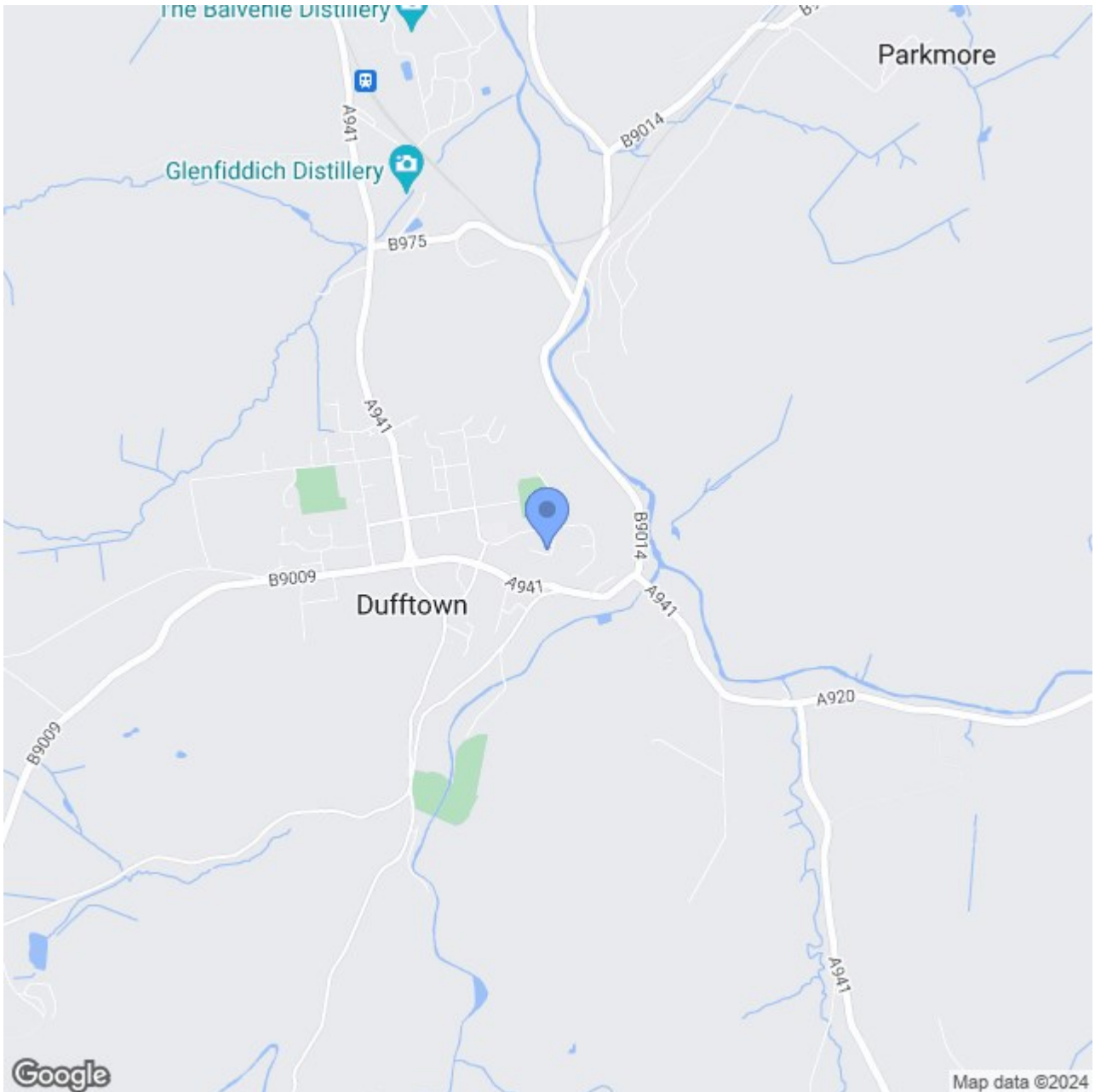
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the cooker hood in the kitchen and the three sheds and greenhouse in the garden.

Note: the slot in electric cooker, dishwasher, washing machine, tumble dryer, under counter fridge and larder fridge and freezer are available by separate negotiation.

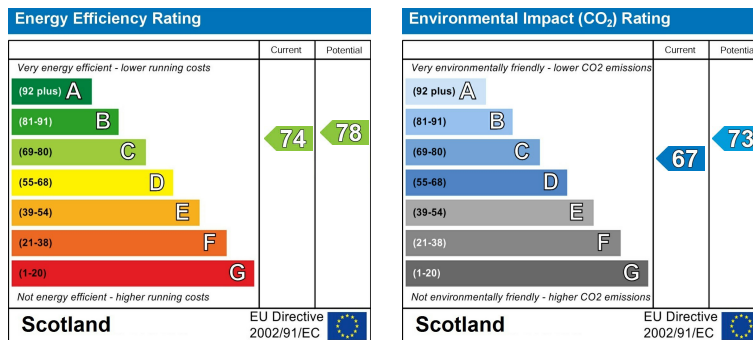
Council Tax Band: A

VIEWING CONTACT THE SELLING AGENT

Area Map



Energy Efficiency Graph



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