



**Harper
Macleod LLP**
Estate Agents & Solicitors



Craiglynne, Fife Street, Dufftown, AB55 4AP
Offers over £230,000

Traditional south facing semi-detached house with pink granite frontage situated on the outskirts of the popular Speyside town of Dufftown with views over to the countryside and hills beyond. The accommodation comprises entrance hallway, lounge, dining room, dining kitchen, three bedrooms and a shower room. The property further benefits from double glazing, gas central heating, a substantial garden, garage/workshop and off-street parking.

ENTRANCE HALLWAY



uPVC and glazed entrance door; shelved storage cupboard; tile effect flooring; ceiling light fitting.

LOUNGE

15'11" x 14'9" (4.86m x 4.52m)



Bay window to front; tiled fire surround with open fire; fitted carpet; ceiling light fitting.

DINING ROOM

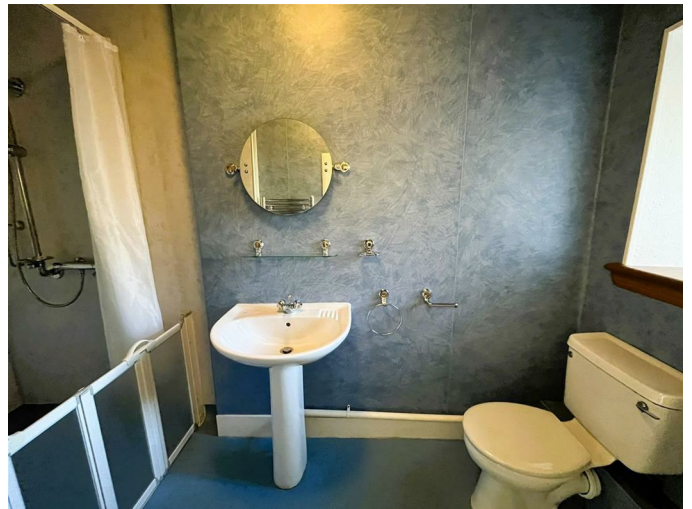
15'8" x 12'9" (4.78m x 3.89m)



Bay window to front; electric fire and surround; shelved recess; fitted carpet; ceiling light fitting.

SHOWER ROOM

11'3" x 4'5" (3.43m x 1.37m)



Window to rear; sink; WC and shower enclosure with mains shower; chrome towel radiator; water resistant flooring; ceiling light fitting.

DINING KITCHEN

14'9" x 11'5" (4.50m x 3.50m)



Window to side; fitted kitchen in light wood effect; built-in four ring gas hob; double built-in electric oven and hood; Bosch fridge freezer; Hotpoint washing machine; tile effect flooring; ceiling light fitting.

REAR VESTIBULE



Window to side; base units to match the kitchen; tile effect flooring; ceiling light fitting.

STAIRCASE AND LANDING



Double aspect to front and rear; door leading to stairway to attic rooms; painted floorboards with carpet runner; ceiling light fitting.

BEDROOM 1

16'9" x 12'10" (5.12m x 3.93m)



Window to front; fitted wardrobe and drawer unit; two sets of double built-in wardrobes with dressing table; fitted carpet; ceiling light fitting.

BEDROOM 2

15'10" x 10'0" (4.83m x 3.07m)



Double aspect to front and rear; shelved recess; fitted carpet; ceiling strip light.

BEDROOM 3

11'2" x 10'0" (3.41m x 3.07m)



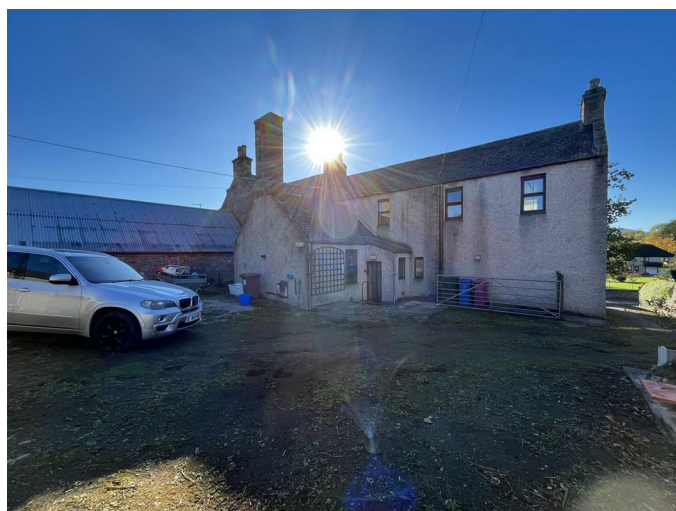
Window to rear; fitted carpet; ceiling light fitting.

GARAGE



Garage and workshop with up and over door; personnel door; power and light.

OUTSIDE



The garden to the front is laid to lawn with mature planted borders. The rear garden has a substantial area of ground to the rear of the garage which is grassed and has a selection of mature fruit trees.

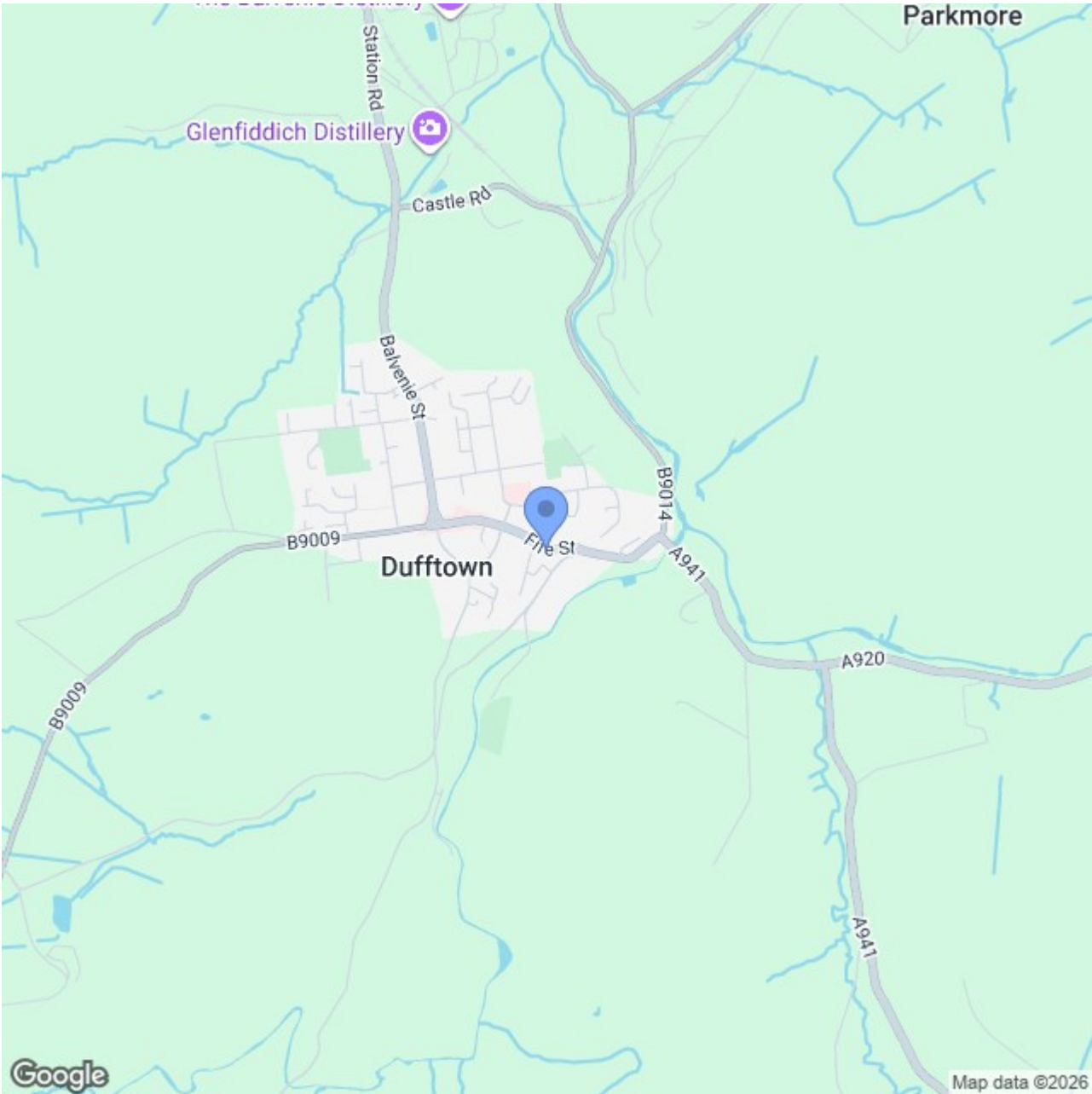
A shared drive leads to the courtyard located between the property and the garage which provides off-street parking for several cars.

NOTES

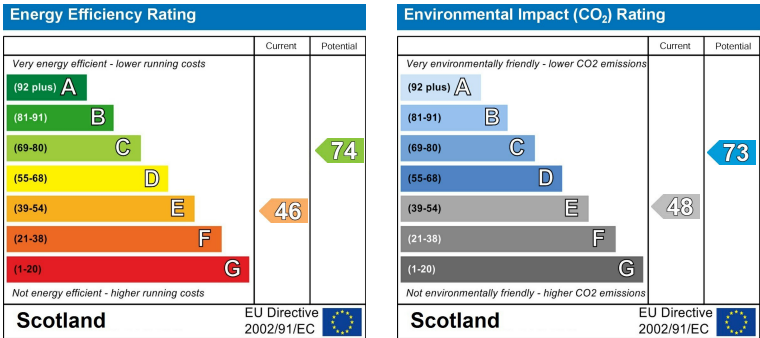
Included in the asking price are all carpets and fitted floor coverings; all light fittings, all shower room fittings; the double electric oven, four ring gas hob and hood, Bosch fridge freezer and Hotpoint washing machine in the kitchen.



Area Map



Energy Efficiency Graph



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