

1A & 1B Balvenie Street  
Dufftown  
Morayshire  
AB55 4FS



**Offers Over £90,000**

Located in the heart of Dufftown are these 2 One Bedroom Ground Floor Flats which form part of a Grade 'B' Listed Building. The properties are conveniently positioned for the local village amenities that are on offer.

The Home Report Valuation on this property is £115,000.00. Details of the Home Report can be accessed at: - <http://www.nackdetails.com/notifv.htm?sr=hn21/HR/065701>

### Features

2 One Bedroom Flats

Electric Heating

Central Location in the village



**Located in the heart of Dufftown are these 2 One Bedroom Ground Floor Flats which form part of a Grade 'B' Listed Building. The properties are conveniently positioned for the local village amenities that are on offer.**

**Accommodation of each property comprises a Hallway, Lounge, Kitchen, a Bedroom and a Shower Room.**

Entrance to the 2 flats is via a communal entrance door which only serves these 2 properties. This leads into a communal hallway area and private doors then lead to each individual flat.

### **1a The Square, Balvenie Street, Dufftown**

Hallway

2 pendant light fittings

Electric panel heater

Fitted carpet

Lounge – 17'1" (5.20) x 10'8" (3.25)

This room has an open plan design to the Kitchen area

A triple aspect room with views towards the village clock tower

Pendant light fitting

3 single glazed windows

Electric panel heater

Fitted carpet

Kitchen – 8'5" (2.56) max x 10'5" (3.17)

Pendant light fitting

Wall mounted cupboards and fitted base units

Single sink with drainer unit

Integrated electric hob and oven

Space to accommodate a washing machine and fridge

Built-in cupboard housing the hot water tank

Fitted carpet

Bedroom – 10'11" (3.32) plus door recess x 7'8" (2.33)

Pendant light fitting

Single glazed window

Electric panel heater

Shower Room – 5'6" (1.67) x 5'6" (1.67)

Pendant light fitting

Pedestal wash basin and a press flush W.C

Shower cubicle with a mains shower

## **1b The Square, Balvenie Street, Dufftown**

### Hallway

Pendant light fittings

Electric panel heater

A built-in cupboard houses the hot water tank

Lounge – 15'1" (4.59) plus window recess x 10'9" (3.27)

Pendant light fitting

Single glazed window

Electric panel heater

Kitchen – 11'9" (3.57) x 5'7" (1.70) widening to 6'9" (2.04)

2 pendant light fittings

Wall mounted cupboards and fitted base units

Single sink with drainer unit

Integrated electric hob and oven

Space to accommodate a washing machine and fridge

Bedroom – 10'5" (3.17) x 7'7" (2.30) deepens to 10'6" (3.20) into door recess

Pendant light fitting

Single glazed window offering a view towards the village clock tower

Built-in cupboard

Electric panel heater

Shower Room – 6'3" (1.89) max x 6'10" (2.07) max into the cubicle recess

Pendant light fitting

Pedestal wash basin and a press flush W.C

Shower with a mains shower and curtain rail

### Note 1

All light fittings & floor coverings are to remain.

### Note 2

The Home Report Valuation on this property is £115,000.00. Details of the Home Report can be accessed at: -<http://www.packdetails.com/notify.htm?sr=hp21/HR/065701c=AB554AB>

### Note 3

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

Energy Performance  
Rate

Council Tax Band

Currently

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		









**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.