

CLUNY ESTATE AGENTS

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50 Fife Street, Dufftown AB55 4AP



This traditional three bedroom end-terraced house situated in the heart of Dufftown has off-street parking, a detached garage and large rear garden, and would make an ideal family home.

END-TERRACED HOUSE
THREE BEDROOMS
SUN ROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
DETACHED GARAGE
LARGE REAR GARDEN
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Over
£235,000

E1101

This traditional three bedroom end-terraced house is situated in the heart of the Speyside town of Dufftown, within easy reach of local amenities.

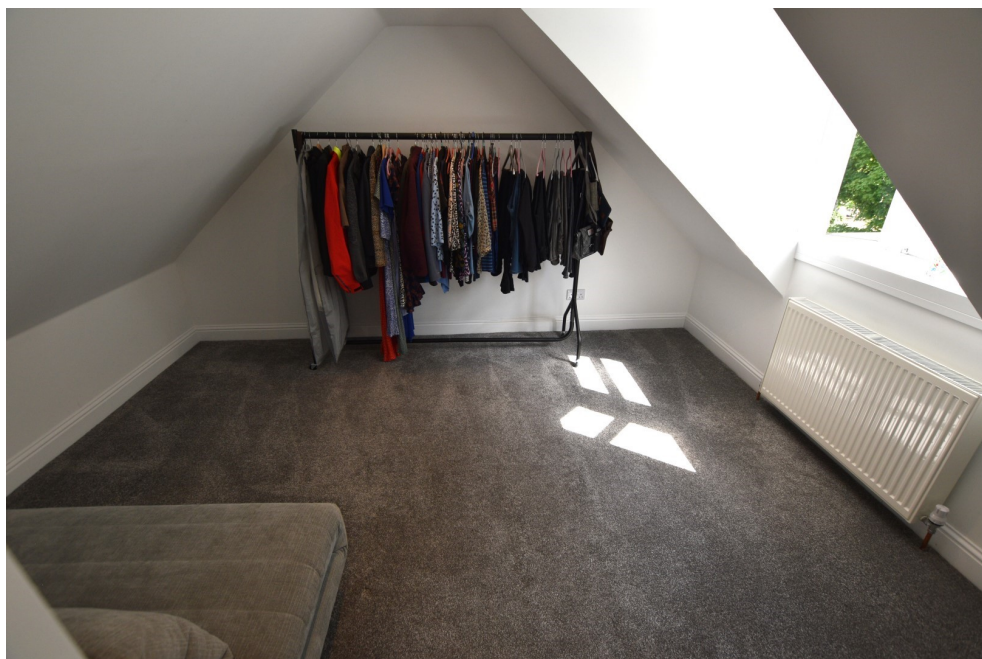
In immaculate condition throughout, the accommodation comprises: Entrance hall, modern kitchen, living room, double doors through to a sun room with access to the rear garden, and a double bedroom with built-in wardrobes. Upstairs is a landing, two further bedrooms and a shower room. The property benefits from double glazing and gas central heating.

A gravel driveway to the side of the property gives access to ample off-street parking, and a detached timber garage. The large rear garden is laid mostly to lawn, with some mature trees and two summer houses.

We highly recommend a viewing of this lovely home.







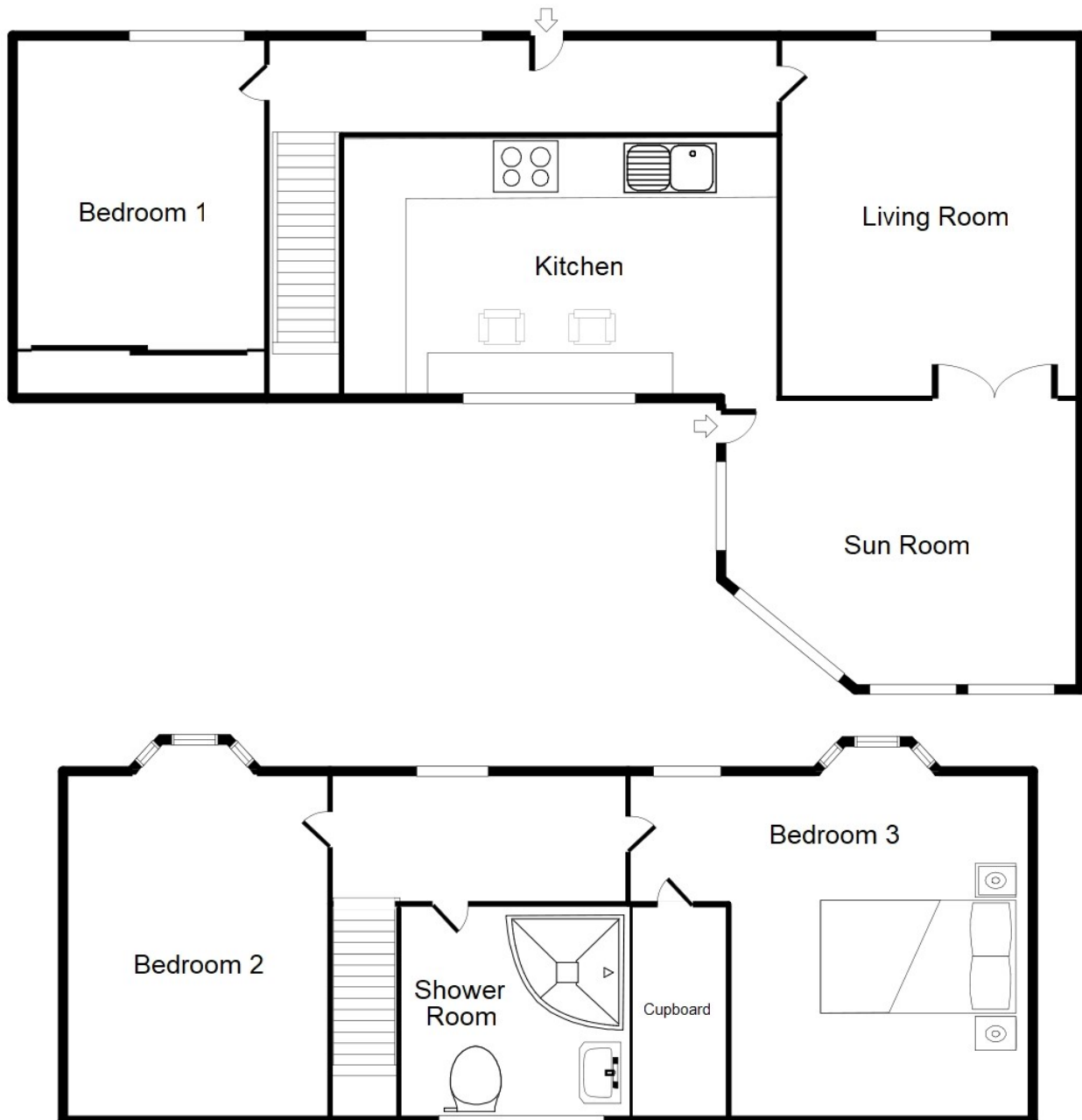






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 3.96m x 2.91m
- Sun Room 4.14m x 3.46m
- Lounge 4.60m x 3.15m
- Bedroom 1 3.25m x 2.96m
- Bedroom 2 4.03m x 3.87m
- Bathroom 2.06m x 1.98m
- Bedroom 3 5.32m x 3.83m



Please note these floorplans are not to scale and are for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.