



81 Balvenie Street, Dufftown, AB55 4FS
Offers Over £275,000

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Nestled on the charming Balvenie Street in Dufftown, Keith, this pre-1914 period detached house is a true gem waiting to be discovered. Built in 1900, this property boasts stunning stonework that adds character and charm to its exterior.

As you step inside, you'll be greeted by a completely transformed interior, thanks to the thoughtful renovations by the current owners. The new dining kitchen and utility room offer modern convenience while retaining the property's classic appeal.

With four spacious double bedrooms, including one with a dressing room, there's plenty of space for the whole family to unwind. The upstairs shower room and downstairs bathroom provide practicality and comfort for daily living.

One of the highlights of this property is the extensive garden at the rear, offering a tranquil retreat with outstanding views. Imagine enjoying your morning coffee while taking in the picturesque surroundings.

For those who love tinkering or need extra storage space, the large double garage with a workshop area is a fantastic addition. Parking will never be an issue with plenty of space available.

If you're seeking a blend of historic charm and modern comfort, this period property on Balvenie Street is the perfect place to call home. Don't miss out on the opportunity to own a piece of history in this beautifully renovated house.





Entrance Hallway

Lovely entry to the property with feature glazed door and fan light above. Highly polished wood flooring and matwell. Ceiling light and radiator. Staircase to the upper floor and understair cupboard. Doors off to the Lounge, Bathroom and Utility Room.

Lounge

Spacious and attractively appointed 2 section double aspect Lounge with front facing window and patio doors to the rear garden. Fireplace with electric fire in situ plus display alcove to one side. Two ceiling light fittings, radiator and carpet.

Utility Room

Newly renovated Utility area - really tastefully done with range of units and worktop complimented by decorative tiling. Space and plumbing for washing machine. Contemporary light fitting, radiator and laminate tile flooring. Glazed door to the rear garden. Door to the Dining Kitchen.

Dining Kitchen

Mirroring the Lounge, nicely proportioned 2 section room - very neatly in this case separating the functional kitchen and the dining space. The kitchen units are in Ivory and are complimented beautifully by the polished solid wood work surfaces and decorative tiling. The units have been bespoke designed around the large USA style fridge/freezer and the range cooker with integral hood. Double windows over the sink with mixer tap and drainer overlook the rear garden and there is also an integral dishwasher. The dining space has a front facing window, radiator, bracket for wall mounted tv and contemporary ceiling light. Spotlights and Xpelair in the kitchen and the very attractive wood flooring.

Bathroom

Light bright bathroom with 2 large opaque windows bringing in plenty natural light, Tiled to half height and suite comprising bath, wc, wash hand basin along with shower enclosure with wet wall panelling and electric shower in situ. Ceiling light and Xpelair, chrome ladder radiator and attractive wood flooring. Shelved airing cupboard and wall mounted mirrored bathroom cabinet.





Upper Landing

A carpeted staircase leads to the upper landing with door (on the right as you ascend) accessing a spacious eaves storage cupboard. Landing with ceiling light fitting, radiator and carpet. Also skylight,

Bedroom 1

Double bedroom with front facing dormer window and partial coombed ceiling. Ceiling light fitting, radiator and carpet. Door to :-

Dressing Room

Very handy Dressing Room. Again, part coombed ceiling, ceiling light and carpet.

Bedroom 2

Double bedroom with front facing dormer window and partial coombed ceiling. Double wardrobe, dressing table and shelving. Ceiling light fitting, radiator and carpet.

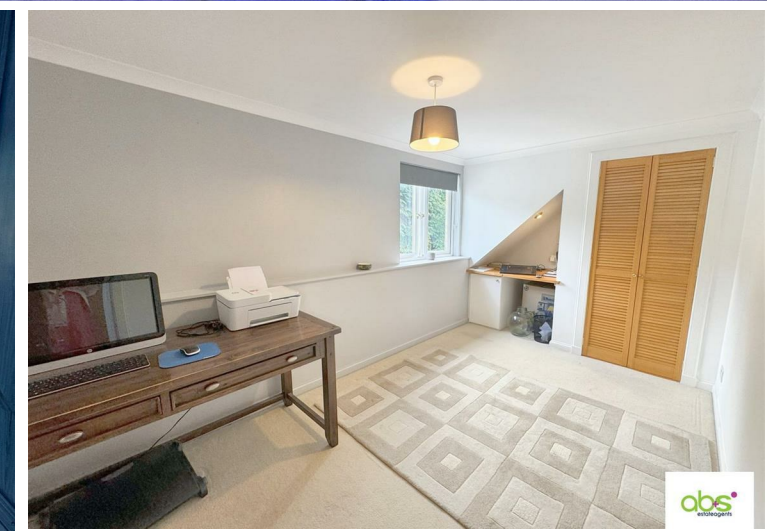
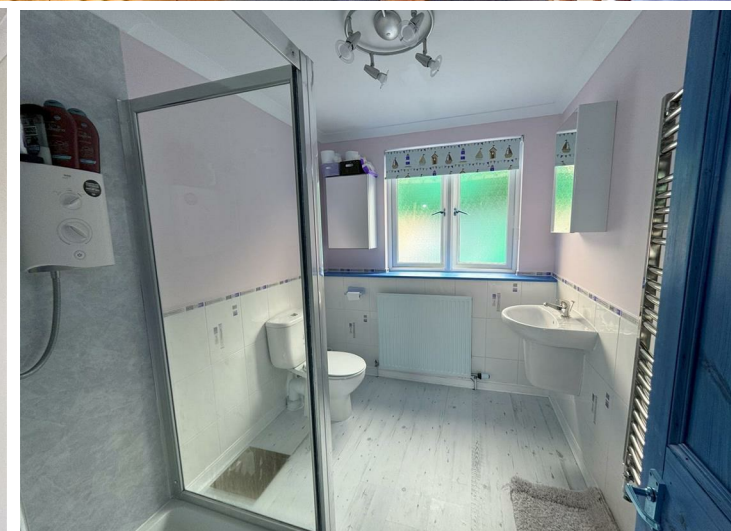


Bedroom 3

Rear facing double bedroom currently used as a home office. Double rear facing windows. Double wardrobe. Desk and shelving. Ceiling light, radiator and carpet.

Bedroom 4

Rear facing double bedroom. Double rear facing windows. Double wardrobe. Ceiling light, radiator and carpet.



Shower Room

Light bright shower room with two rear facing windows. Tiling to half height. Wash hand basin, wc and shower cubicle with wet wall panelling and electric shower. 4 bulb light fitting, ladder radiator and laminate tile flooring. Xpelair and wall mounted mirrored cabinet.

Garage

Double size garage with light and power and plenty of workspace.

Garden

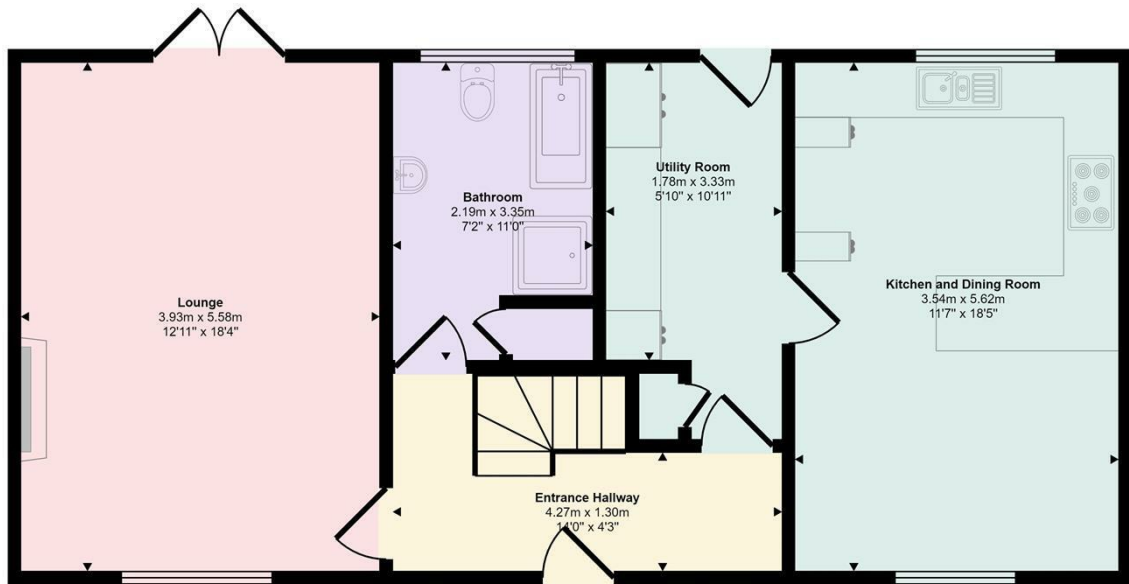
A wonderful garden compliments the house beautifully. It should be noted that it is one of the few remaining houses on the street where the feu has not been split in order to create a separate building plot - and of course, that may be an option for any buyers (subject, of course, to obtaining building consents). The front garden has been radically overhauled and is now "chocolate box" pretty! There is vehicular access to the South side of the house to the rear of the property. Here there is a large parking forecourt in front of the garage plus a sheltered patio. The rear garden leads right up to the woodland at the rear and is laid mainly to lawn with mature fruit trees and vegetable growing area. At the top, there is scope for a variety of uses such as a summer house but what is not in question is the absolutely stunning view down the garden and to the hills beyond. There is also a gate for access to woodland walks. Also worthy of mention are the electricity power points at the top end of the garden and at the sheltered patio.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

Home Report

The Home Report Valuation as at June 2024 is £275,000. Council Tax Band C and EPC rating is D.

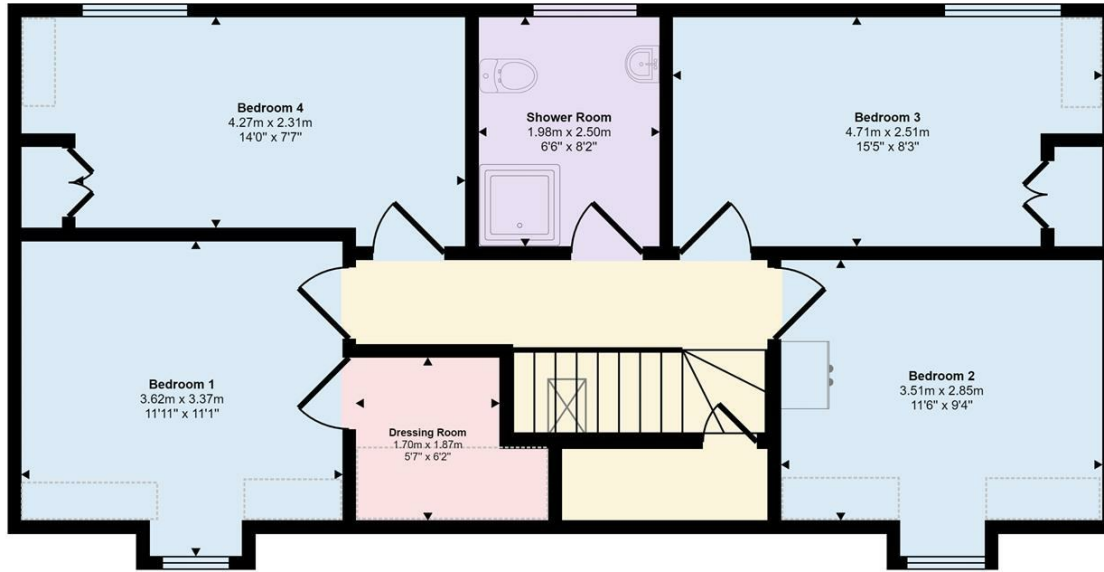


Ground Floor

Approx 67 sq m / 722 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 65 sq m / 703 sq ft

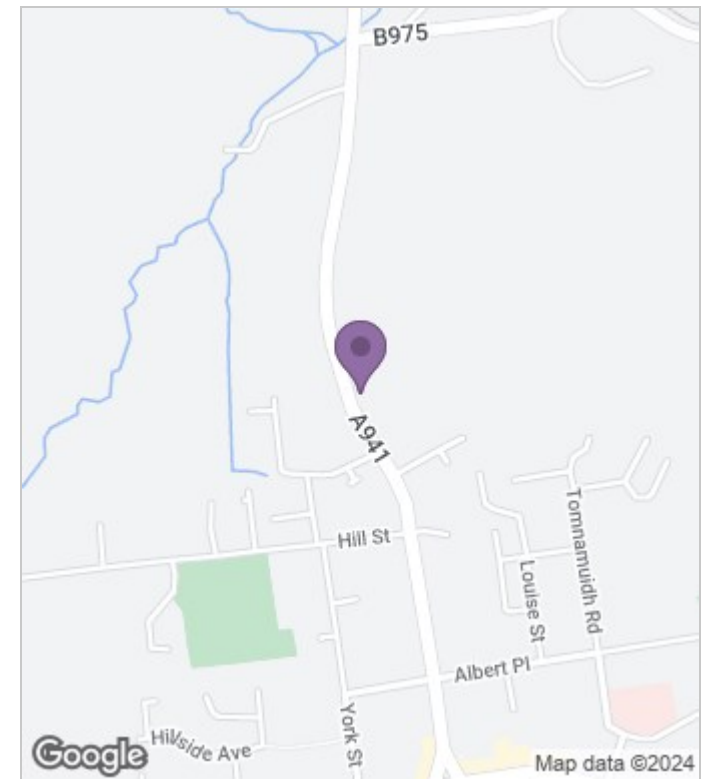
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Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

