



7 Chapel Court, Dufftown, AB55 4DG

Offers Over £95,000

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estateagents

We are pleased to offer for sale this terraced property enjoying a quiet cul-de-sac situation within the Speyside Village of Dufftown, The property would benefit from some modernisation but has tremendous potential, and offers deceptively spacious accommodation over two floors comprising : entrance hallway, good sized lounge, kitchen, 2 double bedrooms, 1 single bedroom and a family bathroom with separate shower room. In addition, there is sealed unit double glazing throughout and electric storage heating as well as excellent storage accommodation throughout. Externally, the property benefits from gardens to both front and rear.



Hall

As you walk through the front door you enter the hall, which provides access to the lounge, kitchen, and stairs leading to the first floor. The hall is fitted with an electric radiator and pendant light fitting. Under stair cupboard.

Lounge

13'1" x 16'1" (3.99m x 4.92m)

The lounge features a large window to the front, electric fire set in tiled fireplace. Dimplex electric radiator and a triple-light fitting. Wall-mounted lights sit on either side of the chimney breast.



Kitchen

14'4" x 7'7" (4.39m x 2.32m)

The kitchen features a large double window to the rear, providing plenty of natural light. Floor mounted kitchen cabinets with worksurface fitted over, three storage cupboards and sink with a drainer. Dimplex radiator, heat detector and a pendant light fitting. Door to rear garden.



Landing

The landing provides access to the bathroom, shower cubicle and all bedrooms. Hatch to loft space, Dimplex electric radiator and a pendant light fitting.



Storage Cupboard

3'0" x 9'1" (0.93m x 2.77m)

This small room is perfect for storage and is fitted with shelves and a pendant light fitting.



Bathroom

6'8" x 5'5" (2.05m x 1.67m)

The bathroom is fitted with vinyl flooring and features a bath with tiles halfway up the wall. It includes a wash hand basin with a vanity unit below, an opaque window, and a WC. Pendant light fitting.

Shower Cubicle

2'11" x 5'4" (0.91m x 1.64m)

Fitted with a shower cubicle featuring an electric shower and folding doors. It includes support rails, tiled walls, an extractor fan, electric wall heater, recessed light fitting, and coat hook.



Master Bedroom

12'7" x 10'7" (3.85m x 3.25m)

This spacious double bedroom features a window, fitted wardrobe, electric radiator, and pendant light fitting.

Bedroom 2

12'9" x 10'6" (3.90m x 3.21m)

This double bedroom features a window, built in wardrobe, electric radiator, and pendant light fitting.



Bedroom 3

10'1" x 6'8" (3.09m x 2.05m)

This single bedroom features a window, built in wardrobe, electric radiator, and pendant light fitting.

Garden

Garden to the front is laid in slabs and gravel for ease of maintenance. Paved path to the front door.

The back garden can be accessed from both the kitchen and an alleyway from the front of the house. It features a section of patio, with the remaining area covered in gravel. The garden is enclosed by a fence, providing privacy, and includes a rotary dryer.

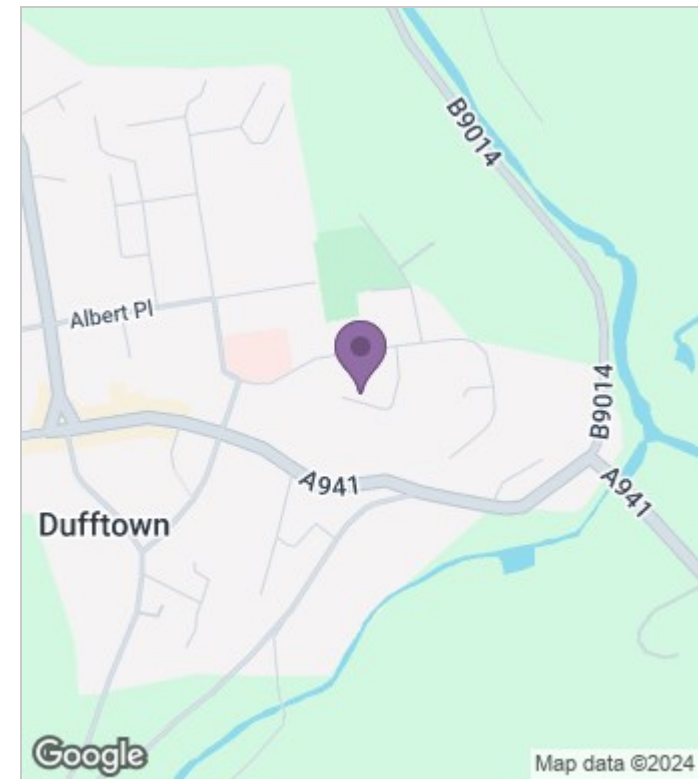
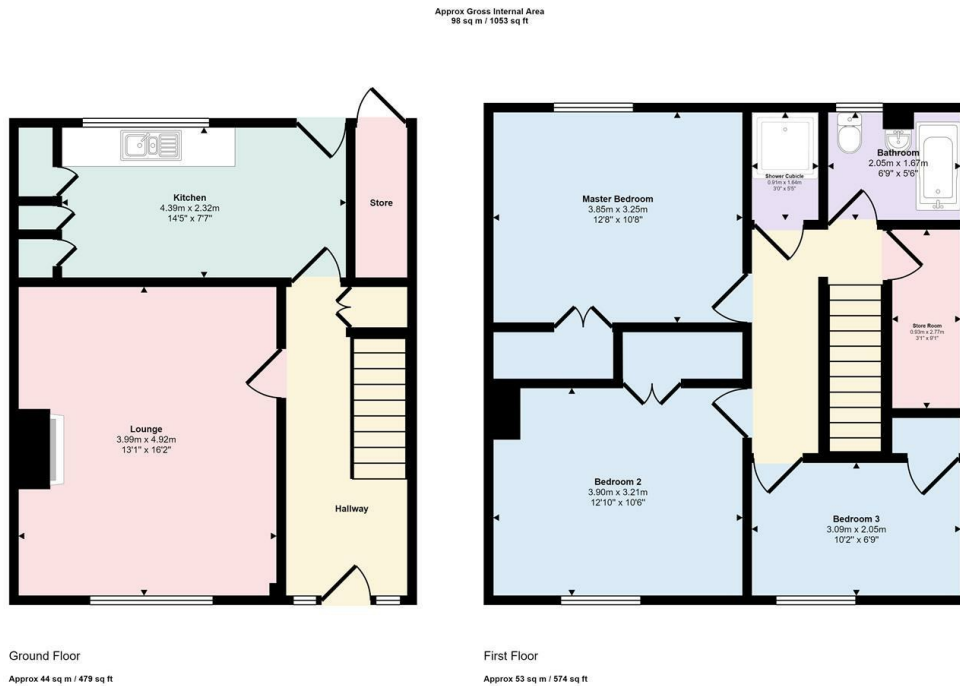


Fixtures and Fittings

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

Home Report

The Home Report Valuation as at September, 2024 is £95,000, Council Tax Band is currently A and EPI rating is E.



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.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	