



42 Balvenie Street, Dufftown AB55 4AS

Offers Over £205,000

ABSM Estate Agents Ltd

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42 Balvenie Street is a beautifully presented and deceptively spacious home offering versatile accommodation in the heart of Dufftown. The ground floor features an L-shaped hallway leading to a generous double bedroom, a bright lounge, and a modern kitchen that opens into a superb family/dining room with sliding doors to the rear garden. A useful rear lobby and contemporary shower room complete the downstairs layout. Upstairs, two further bedrooms and a large storage area offer fantastic development potential—ideal for creating an upstairs shower room or a luxurious en suite, subject to consents. Externally, the property boasts a sizeable, low-maintenance rear garden, a single garage, and a shared drive providing ample parking. From the rear of the house, lovely far-reaching views stretch towards the Conval hills, adding to the appeal of this inviting and well-located home.



Home Report - Home Report Valuation at 26th January, 2026 is £205,000, Council Tax Band C and EPI rating is D.



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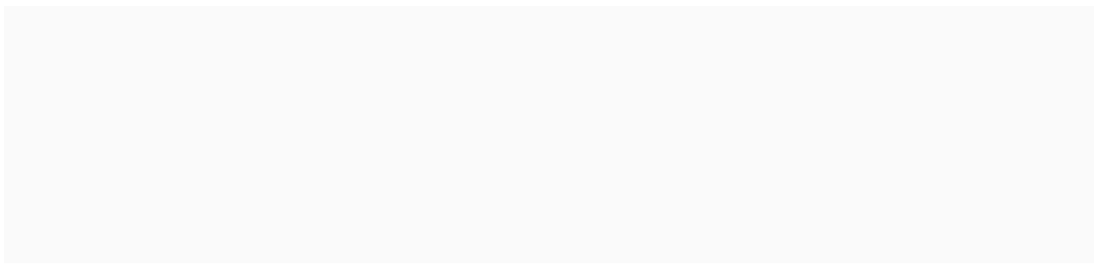
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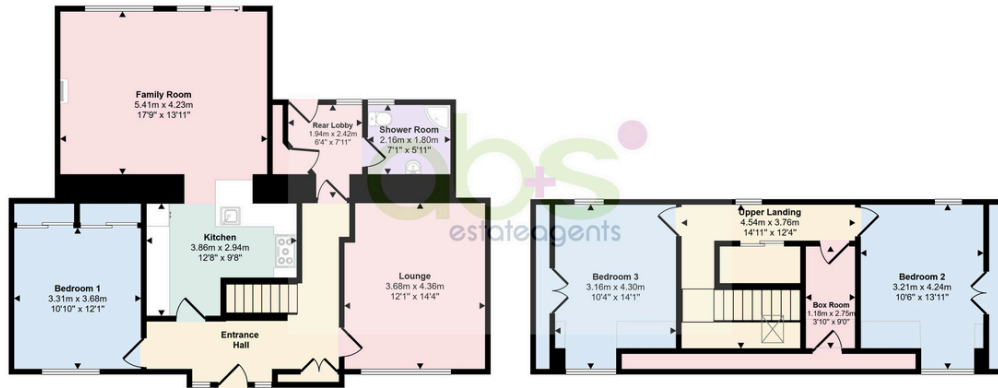
 146 m2







Approx Gross Internal Area
147 sq m / 1584 sq ft

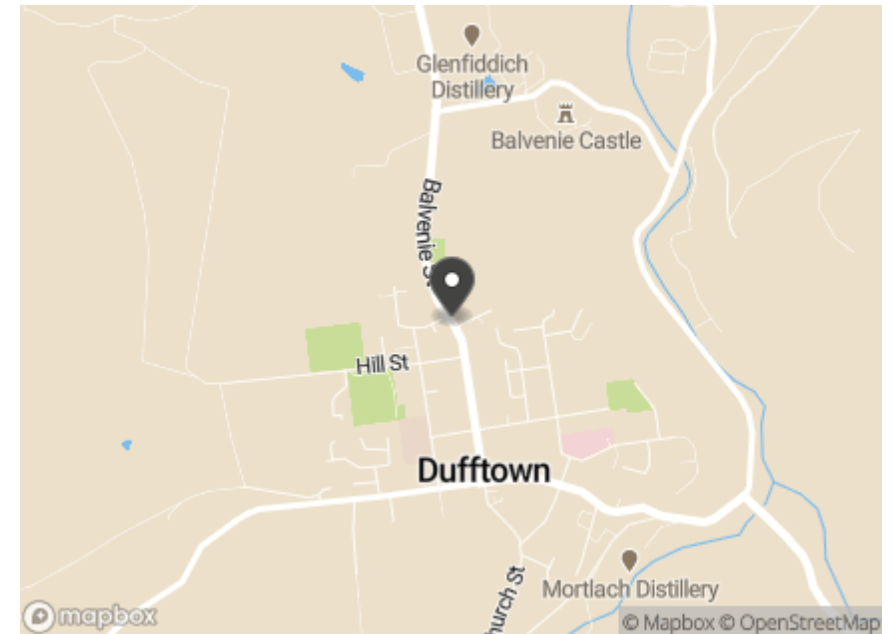


Ground Floor
Approx 94 sq m / 1015 sq ft

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	74	(55-68) D	62	67
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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151 High Street, Elgin, IV30 1DX

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