



Offers Over  
**£115,000**  
(Freehold)

**13 Fife Street,**  
Dufftown, Keith, AB55 4AL





Spacious 3 bedroom flat

Conveniently located in  
the centre of Dufftown  
with on street parking

Set over 3 levels with huge  
development potential

Option to purchase separate  
business premises







## DESCRIPTION

13 Fife Street is a lovely 3 storey flat which is part of an attractive traditional stone multi-storey townhouse, under a slate roof.

Generally in walk-in condition and the property benefits from double glazed windows throughout. New owners could put their stamp on the property, and potentially enhance the value, by undertaking some modernisation as the property would potentially benefit from a cosmetic facelift in some areas.

The upper floor is a flexible attic conversion dating from before the current owner took ownership 40 years or so ago. The ground floor consists of a kitchen and living room. The kitchen is galley in style and has more than enough storage with a mix of high and low level cupboards. It is well equipped with a ceramic hob, oven, dishwasher and washing machine. There is also space for a  $\frac{3}{4}$  height fridge freezer. The kitchen has a rear access into the land behind the building shared with No 11. The lounge has lovely proportions and benefits from a stone fireplace. There is built-in open shelving next to the window and on the opposite wall there is an opening to the kitchen via a large hatch through which a double sided breakfast bar is fitted.



The stair to the first floor is immediately inside the front door on the right. At the top of the stair there is an open and airy landing. From the landing, one can gain access to the large bathroom and 3 bedrooms. The bathroom is spacious and is equipped with separate bath and shower. The rear right and front left bedrooms are both able to take a double bed and have fitted wardrobes. Both rooms are bright and have adequate space for bedside tables and chest of drawers. Behind the large bedroom on the left is a dressing room, equipped with built in wardrobes on one wall. This flexible space could provide many secondary functions including home office or general store.

A steep stair provides access into the attic. The attic room is situated over the full width of the property. As the stair enters the room centrally, the room splits naturally into 2 areas. The left hand half has been fitted with continuous dormer windows. The outlook from the dormer windows is south overlooking the roofs of Dufftown to the countryside beyond. These allow the space to be more flexible. The other half hascombe ceilings. On this side there is a water tank cupboard. This tank is no longer in use, so could be removed, thus allowing that half to be more flexible. This part of the room has north facing roof lights. This is an intriguing space which was used as a games room although other functions would equally work after some consideration. The room dimensions are as follows:

Kitchen	Grd floor	5.1m x 2.8m
Lounge	Grd floor	4.2m x 4.0m
Hall	Grd floor	1.8m x 3.5m
Landing	1st floor	3.1m x 3.5m
Bathroom	1st floor	3.1m x 2.6m
Rear Bedroom Right	1st floor	3.4m x 3.4m
Front Bedroom Right	1st floor	3.4m x 2.6m
Front Bedroom Left	1st floor	4.0m x 3.6m
Dressing Room	1st floor	4.0m x 2.4m
Attic	2nd floor	10.2m x 4.1m





## LOCATION

The properties are situated within the town centre of Dufftown which has a resident population of around 1,700 and benefits from a much larger catchment area. The Historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland with the Cairngorm National Park just a short drive away. Dufftown is located on the River Fiddich and is the location of several Scotch whisky distilleries; the most popular being the Glenfiddich distillery. Dufftown produces more malt whisky than any other town in Scotland; in fact, a signpost on the way into Dufftown declares it the "Whisky Capital of the World". This declaration puts the town on the famed Malt Whisky Trail. The North East Coast 250 tourist route is only around 5 miles from the town, making a small detour necessary.

The town has a number of visitor attractions which draw in many tourists each year. The hills and coast are within a relatively short drive with an abundance of wildlife within the region. Tourists also enjoy visiting the many historic site and castles in the area. There is a range of sporting facilities including shooting plus salmon and trout fishing on the rivers Deveron, Findhorn, and the world famous Spey. The nearby mountains provide opportunities for hill walking and skiing with ski resorts both on the Cairngorm range and the Lecht. The area has renowned golf courses with quality clubs at Boat of Garten, Grantown on Spey, Dufftown and Keith to name but a few. All the other normal facilities one would expect from a vibrant country town such as NHS health centre, small shops, hotels and supermarkets are close by. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

## SERVICES

The property benefits from mains electricity, water and drainage. It also has mains gas and a central heating system which heats all but the attic space.

## PRICE

Offers over £115,000 are invited for the freehold interest. Please note there is the option to also purchase the business premises at no.11 Fife Street. Please contact ASG Commercial Limited for more details.

## EPC RATING

The flat has an Energy Performance Rating of 'E'.







## DIRECTIONS

See map insert. What3words reference is [///absorbing.interests.preparing](http://absorbing.interests.preparing)

## COUNCIL TAX

The flat has a council tax band of A.

## PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street,  
Inverness, IV3 5NR

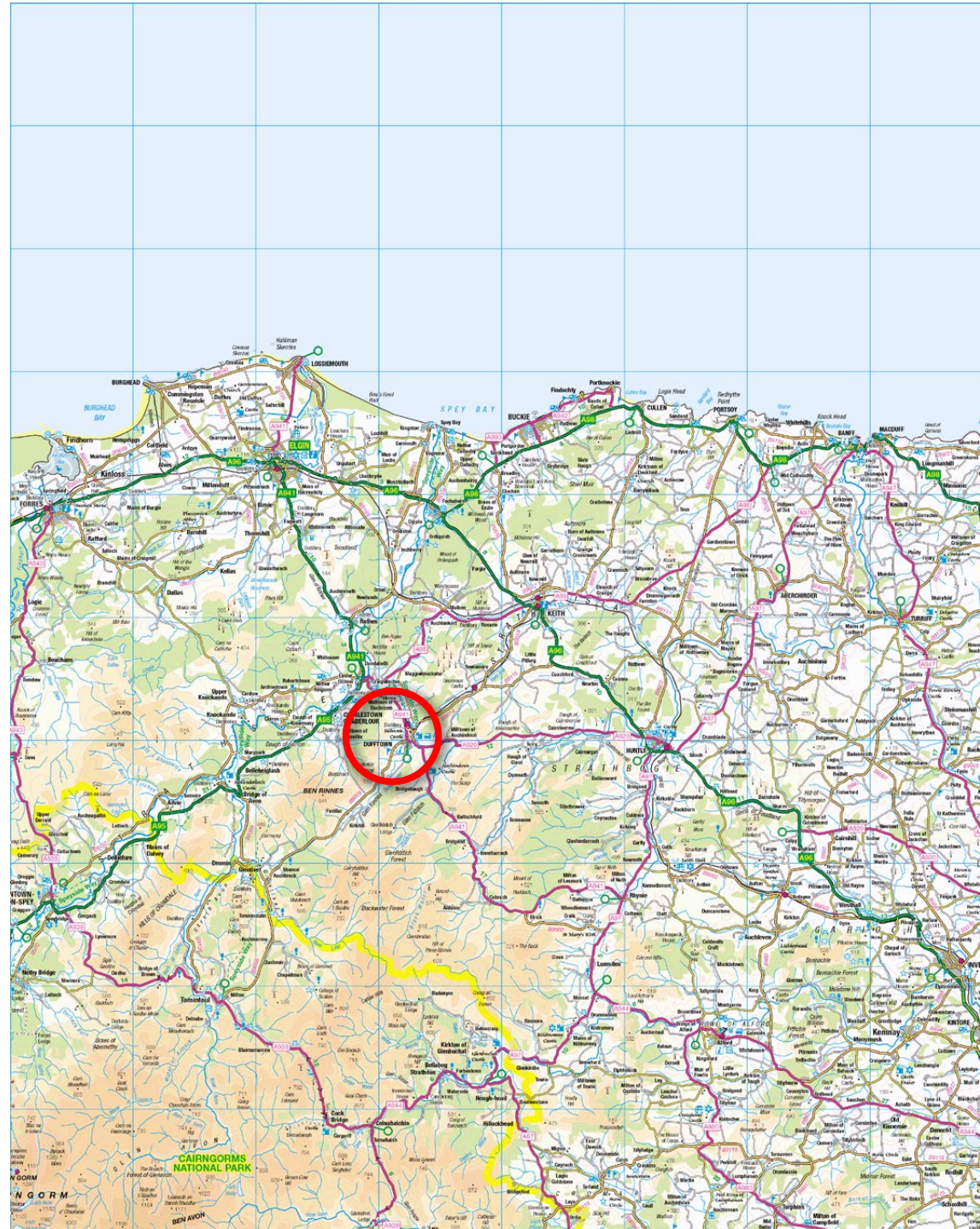
Tel: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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