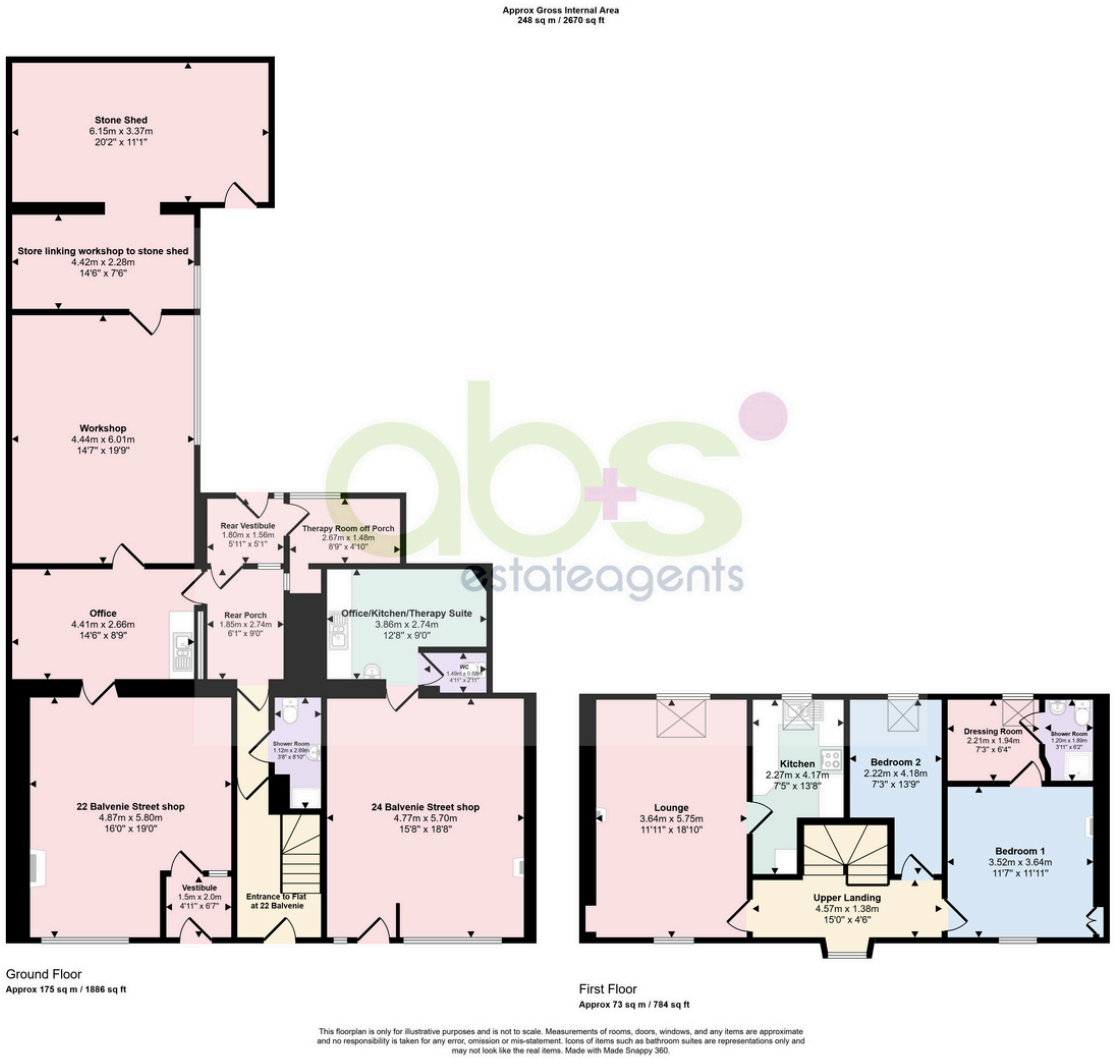




- Substantial Mixed-Use Property
- 2 Retail units/Shop Premises
- Upper floor 2 bedroom Apartment
- Traditional stone Barn, Workshop & ancillary buildings.
- Private Courtyard with Driveway access
- Extensive Walled garden
- Rare opportunity with outstanding flexibility.
- Central Village situation



22 & 24 Balvenie Street, Dufftown AB55 4AB

Guide Price £195,000

Key Features

- **Prominent central Village location**
- **Mixed-use investment opportunity**
- **2 Ground Floor Retail Premises**
- **Excellent frontage & visibility**
- **Spacious 2 bedroom apartment above**
- **Traditional stone barn and Workshop**
- **Large mature walled garden**
- **Side Driveway providing rear vehicular access**
- **Private Courtyard area**







Exceptional opportunity to acquire a substantial town centre property offering remarkable flexibility for family living, business use, investment or a combination of all three.

Occupying a generous site in the heart of Dufftown, the property comprises two ground floor commercial units, a spacious two-bedroom flat, a substantial traditional stone barn, workshop and ancillary buildings arranged around a private courtyard, together with a large enclosed walled garden and side driveway access. The scale and versatility of the property are rarely found within a central town location.

One of the property's most exciting attributes is its potential to be reconfigured and adapted to suit a wide variety of requirements, including the creation of a truly unique family home, live-work environment, investment property or multi-generational accommodation, subject to the appropriate consents.

The existing accommodation already provides excellent foundations, with comfortable residential accommodation above and a variety of interconnected commercial, workshop and storage spaces below. Prospective purchasers may choose to retain the commercial elements to generate income, combine home and business interests, or explore alternative layouts and uses to maximise the property's considerable potential.

To the rear lies an impressive range of ancillary accommodation including a traditional stone-built barn, workshops, stores and office space, providing exceptional flexibility for a wide range of uses. Whether utilised for business operations, creative pursuits, studio space, wellness facilities, a gym, hobby rooms, secure storage or workshop accommodation, the possibilities are extensive.

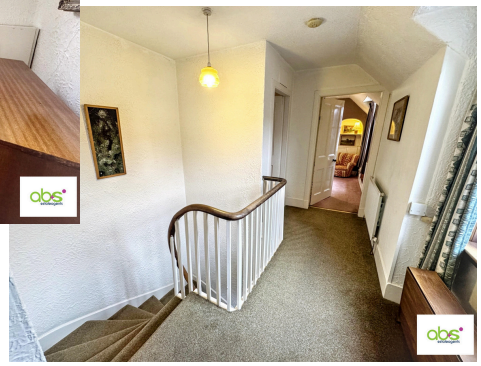
Beyond the courtyard and outbuildings lies a surprisingly large and mature walled garden, creating a private oasis in the centre of Dufftown. Screened by established trees and planting, this delightful outdoor space further enhances the property's appeal and is a rare feature for a town centre property.

The retail units themselves have successfully accommodated a diverse range of enterprises over the years, including a collectibles bookshop, Scotland's only dedicated singing bowl retailer, fruit and vegetable sales, confectionery retailing, takeaway food, picture framing, arts and crafts, and Highland dress retailing. This proven adaptability demonstrates the property's ability to support a wide variety of future commercial uses.

Rarely does a property offering such a unique combination of retail, residential, workshop, storage and garden accommodation come to the market. Combining substantial buildings, extensive ancillary space, mature grounds and exceptional flexibility, this is a genuinely distinctive opportunity in the heart of Dufftown..


2 BEDROOM FLAT





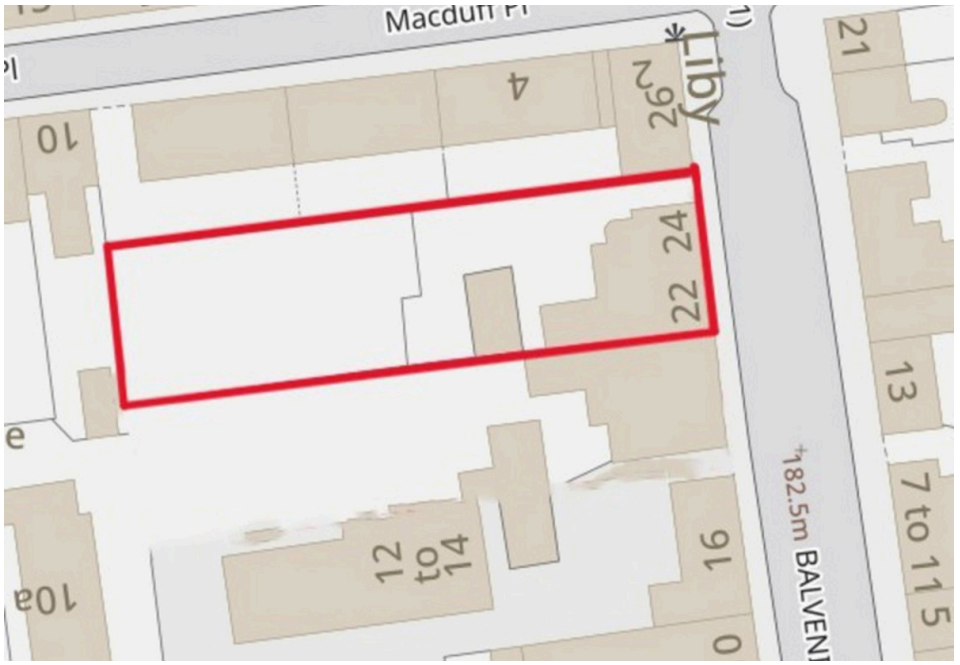









22 BALVENIE STREET


Macduff Pl
Tilly
4
10
26
22 24
12 to 14
16
10a
182.5m
BALVENI
21
13
7 to 11


24 BALVENIE STREET
abs
estateagents


24 BALVENIE STREET


TRADITIONAL BARN WITH LOFT


PRIVATE REAR COURTYARD


WORKSHOP



Tenure Type: Freehold
Council Tax Band: A
Council Authority: Moray Council

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