



42 Balvenie Street, Dufftown AB55 4AS

Offers Over £210,000



Key Features

- Well-presented family home
- Central location in Dufftown
- Open plan Kitchen/Lounge/Dining Room
- 3 double Bedrooms
- Reception Room or 4th Bedroom
- Shower Room
- Off-street parking and garage
- Generous Garden
- Superb views to the Convals



Well-presented family home in the heart of Dufftown with an open plan kitchen/lounge/dining room, 3 double bedrooms, shower room and a versatile reception room. With off-street parking, a garage and a generous garden, it's an opportunity not to be missed.

Situated centrally in Dufftown, this terraced house offers convenient access to local amenities and community facilities. The property is designed for family living with an open plan kitchen/lounge/dining area that provides a welcoming space for gatherings. The three double bedrooms offer ample space for a growing family or guests.

In addition to the main living areas, there is a reception room that can easily serve as a fourth bedroom, according to your needs. The property benefits from gas central heating and double glazing, ensuring comfort throughout the year. The rear parking and single garage add practicality to this already appealing home.

The generous garden provides an outdoor retreat, perfect for relaxing or entertaining. Located on Balvenie Street, this home offers a unique opportunity to live in a historic area with modern conveniences. Act now to secure this well-located family home in Dufftown.





Entrance Hall

Most attractive entrance to the property with UPVC front door and windows to either side. L shaped hallway staircase to the upper floor. Doors to the Reception Room/Bedroom 4, Kitchen, Bedroom 3 and Rear Hall.

Reception Room/Bedroom 4 3.74m x 4.37m

Elegantly appointed Lounge with triple front facing windows, blinds in place and a deep display shelf.

Rear Hall/Utility Area 1.94m x 2.42m

Rear hallway with fitted cupboard. Rear facing window and door to back garden. Wall mounted coat hooks. Space and plumbing for washing machine. Door to :-

Shower Room 2.19m x 1.84m

Shower room with tiling to half height and full height within the shower cubicle plus mains shower. Vanity wash hand basin and wc. Towel rail radiator plus rear facing window.

Kitchen 3.90m x 3.57m at widest points

Well-appointed Kitchen which is open plan to the Lounge/Dining Room. Fitted with a range of floor and wall mounted units in cream complimented by beautiful solid wood work surfaces and upstands along with full height integrated fridge/freezer, ceramic Belfast sink, integrated dishwasher and a Range cooker with 5 ring gas hob. Feature archway opening to the :-

Lounge/Dining Room 5.42m x 4.31m

Wonderful large room flooded with great natural light by rear facing windows and double sliding patio doors out to the garden. Ample space for lounge and dining furniture.

Bedroom 3 3.33m x 3.69m

Generous downstairs double bedroom with front facing windows. Superb wall to wall and floor to ceiling fitted wardrobe fronted by 4 mirrored sliding doors.

Landing

Carpeted staircase leads to the upper floor with side landing, Velux window and wall light. Then hallway with window overlooking the rear garden and beyond.

Master Bedroom 3.24m x 4.25m

Double bedroom with part coombed ceiling, dormer bay window to the front of the property and also a rear facing window. Double wardrobe (housing the central heating boiler).



Storage Room 1 2.16m x 1.01m
Good-sized cupboard with double sliding doors and shelved storage.

Storage Room 2 1.20m x 2.80m
Handy Storage Room with coombed ceiling - this with the double cupboard adjacent offers great potential for adding an upstairs wc/shower room.

Bedroom 2 3.20m x 4.30m
Double bedroom with part coombed ceiling, dormer bay window to the front of the property and a rear facing window with lovely views over the garden, houses and beyond to the Conval Hills.
Double wardrobe.

Garage
Single block garage with up and over door, fitted with light and power.

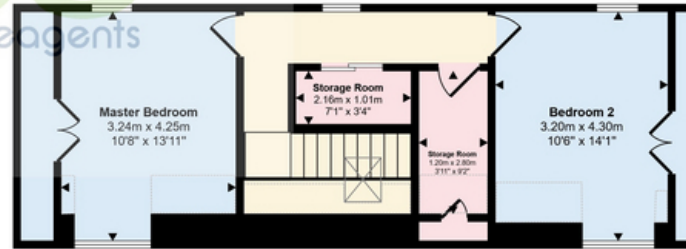
Garden
The garden of the house lies to the rear of the property. Shared lane down the side which give access to rear.
A gravelled area suitable for parking lies at the front of the garage followed by a patio area adjacent to the family room. Double gates open onto a large private and sheltered garden area laid to gravel chips, picnic table and mature shrubs. Following this is a further generous area, fully enclosed, laid to lawn and edged with mature shrubs and trees.

Home Report
Home report valuation as of August 2026 is £210,000, the council tax band is C and the EPC rating is D.

Fixtures and Fittings
All floor coverings, light fittings, blinds, Range cooker, integrated fridge freezer and dishwasher are included in the sale.



Approx Gross Internal Area
147 sq m / 1583 sq ft



Ground Floor
Approx 94 sq m / 1009 sq ft

First Floor
Approx 53 sq m / 574 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	74
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	62	67
	EU Directive 2002/91/EC	

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