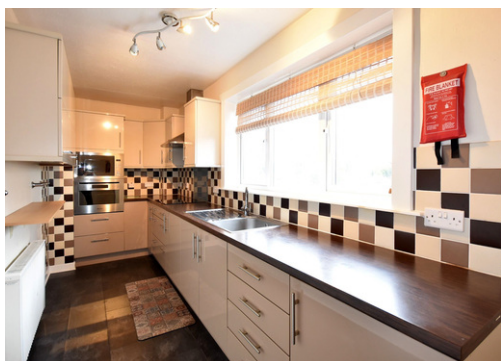


36 Church Street  
Dufftown  
Keith  
Banffshire  
AB55 4AR



**Fixed Price £99,950**

Located in the village of Dufftown is this 2 Bedroom Terraced House. The property has the unique feature of a lower basement level which offers a spacious Gym Space, a Utility Room and Storeroom.

### Features

2 Bedroom Terraced House

Walking distance to Dufftown's local amenities

Own Rear Garden

Lower Basement Accommodation

Triple Glazing

Electric Heating

**Located in the village of Dufftown is this 2 Bedroom Terraced House. The property has the unique feature of a lower basement level which offers a spacious Gym Space, a Utility Room and Storeroom.**

**Accommodation comprises a Hallway, Lounge, Kitchen, 2 Bedrooms and a Bathroom.**

**2 Bedroom Terraced House**

**Walking distance to Dufftown's local amenities**

**Own Rear Garden**

**Lower Basement Accommodation**

**Triple Glazing**

**Electric Heating**

**Hallway**

Pendant light fitting

Triple glazed window to the front

A carpeted staircase leads to the 1st floor landing

Electric heater

Exposed varnished floorboards

**Lounge – 12'11" (3.94) 13'4" (4.06) into the recess**

Coved ceiling with light fitting

Triple glazed window to the front

Electric heater

Exposed varnished floorboards

**Kitchen – 20'7" (6.28) max x 5'9" (1.75) max**

Ceiling light fitting

Triple glazed window to the rear which offers some views out towards the distant hills that surround the town

Electric heater

A range of high gloss finish wall mounted cupboards and fitted base units

Integrated microwave and electric oven

Integrated induction hob

Single sink with drainer unit

Space to accommodate a fridge/freezer or washing machine

Built-in storage cupboard

Tile effect flooring

A door leads to a staircase which leads down to the lower basement accommodation

**Lower Ground Basement Level**

**Hallway**

Strip lighting

An internal cold-water tap

A rear entrance door leads directly out to the garden

**Storeroom – 7'9" (2.35) x 4'11" (1.48)**

Ceiling light fitting  
4 double power point sockets  
Concrete painted floor

**Utility Room – 9'7" (2.91) x 4'11" (1.48)**

Ceiling light fitting  
Extractor fan  
Space and plumbing for a washing machine  
A vent to accommodate a vented tumble dryer  
3 double power points

**Gym Room – 17'9" (5.41) x 7'7" (2.30)**

Ceiling light fitting  
2 double power points

**1st Floor Accommodation**

**Landing**

Pendant light fitting  
Triple glazed window to the rear  
Electric heater  
Fitted carpet

**Bedroom One – 15'10" (4.82) x 8' plus recess (2.44)**

Pendant light fitting  
Triple glazed window to the front  
Built-in storage cupboard  
Electric heater  
Fitted carpet

**Bedroom Two – 8'2" (2.49) plus door recess x 8'4" (2.54)**

Ceiling light fitting  
Loft access hatch which leads to a partly floored loft space which offers additional storage space  
Triple glazed window to the front  
Built-in cupboard which houses the hot water tank  
Fitted carpet

**Bathroom – 7'11" (2.4) x 5'4" (1.62)**

Ceiling light fitting  
Triple glazed window to the rear  
Heated electric towel rail  
3 piece suite with shower screen, electric Mira shower & part tiled walls to the bath area  
Vinyl flooring

**Outside Accommodation**

**Garden**

Laid to gravel with walled boundaries

**Note 1**

All light fittings & floor coverings are to remain.

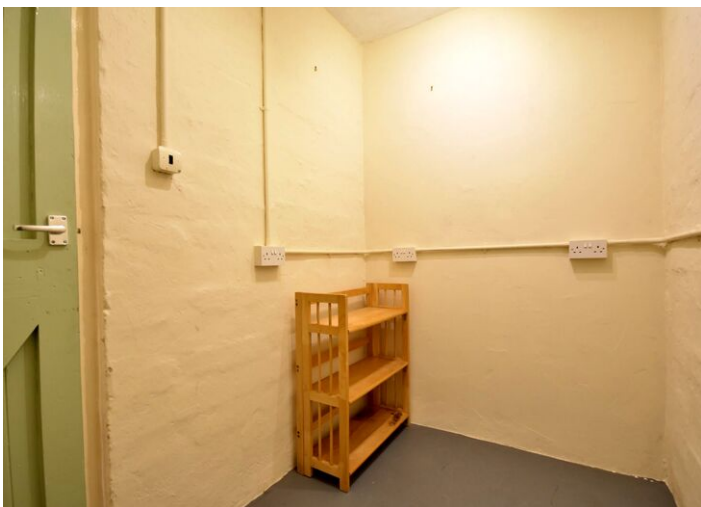
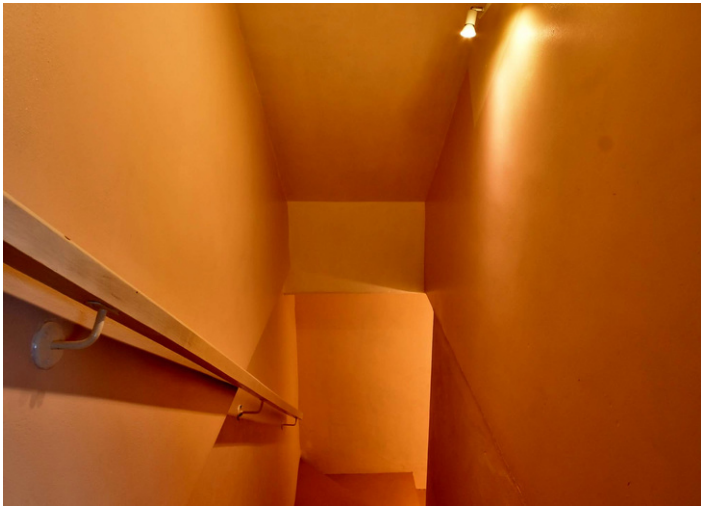
# Energy Performance Rate

# Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		







**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.