

12 Hillside Cottages

DUFFTOWN, AB55 4DN



Beautifully upgraded three-bed bungalow with wrap-around garden, stunning views, solar panels and modern interiors, set in a peaceful Dufftown location



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Set in a peaceful and picturesque position on the edge of Dufftown, this beautifully upgraded three-bedroom semi-detached bungalow offers the perfect blend of modern comfort and breathtaking countryside living. Boasting a generous wrap-around garden, enhanced privacy, and uninterrupted rural views, this home is ideal for buyers seeking space, tranquillity, and move-in-ready condition.

THE LOUNGE



Upon entering, you are welcomed into a well-maintained and thoughtfully updated home. The spacious lounge is a standout feature, perfectly positioned to capture the beautiful rural outlook, while the charming wood-burning stove creates a warm and inviting atmosphere, ideal for cosy evenings.

THE KITCHEN



The kitchen offers ample workspace along with room for a dining table, making it a practical and social hub of the home, with a door leading directly to the rear garden and creating a seamless connection between indoor and outdoor living.





There are three comfortable bedrooms, each benefiting from useful storage, making them ideal for families, guests, or flexible home working. The recently upgraded bathroom is finished in a modern style, featuring a full bath suite with an overhead shower.

The current owners have made a number of valuable upgrades, including the installation of solar panels, a new heating system, new flooring throughout, and a stylishly updated bathroom, allowing the next buyer to move straight in and enjoy.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



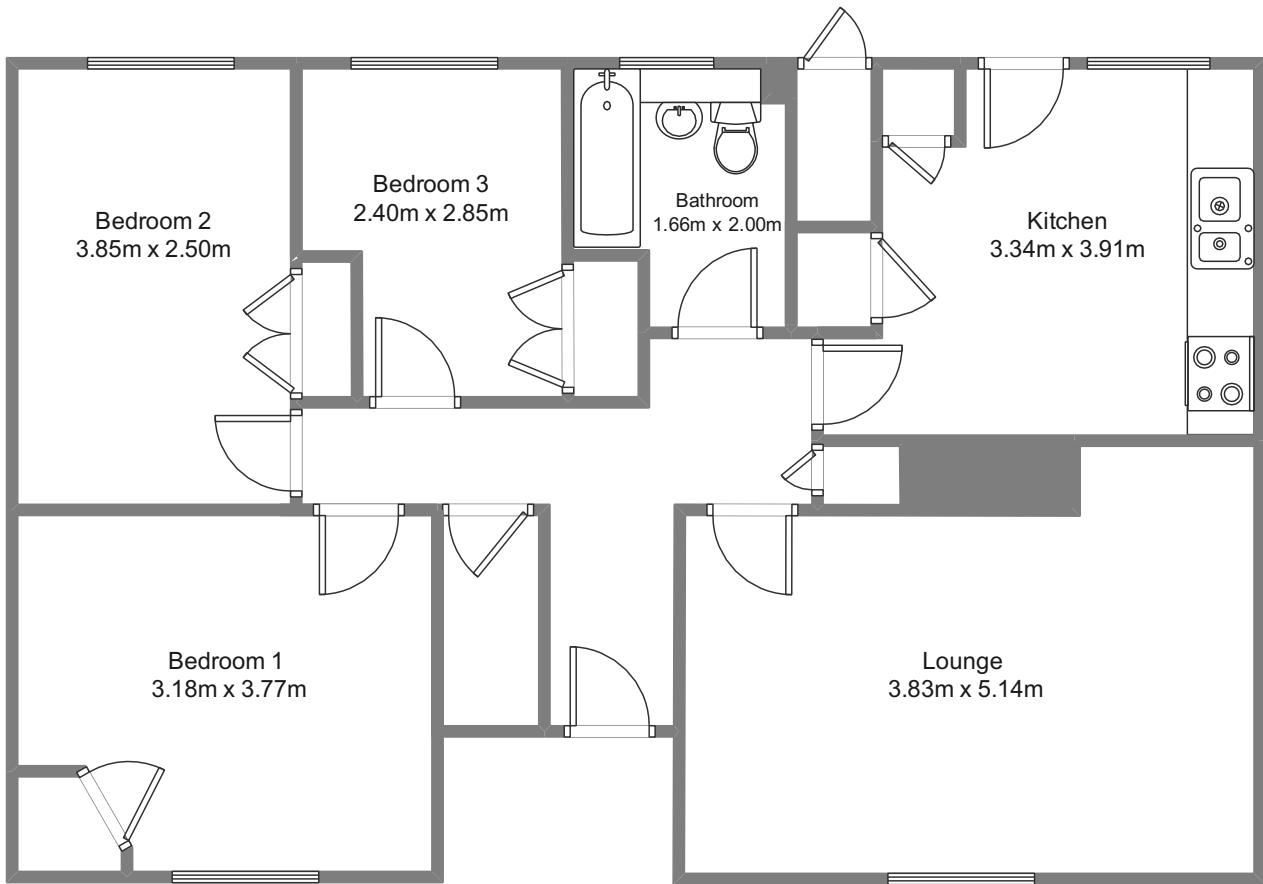
Externally, the property truly excels. Positioned at the end of a row of semi-detached cottages, it enjoys a larger-than-average plot with a wrap-around garden. With no neighbouring property to one side, this home benefits from additional privacy and extra outdoor space compared to others along the row, creating multiple areas to sit, relax, and enjoy the sunshine throughout the day. The garden provides the perfect setting to take in the stunning open countryside views, offering a peaceful and scenic backdrop that is increasingly hard to find. Located in the heart of Speyside, Dufftown is well known for its beautiful surroundings, strong community feel, and excellent local amenities, making this an ideal home for a range of buyers.

This is a rare opportunity to acquire a fully upgraded bungalow in a sought-after rural location, offering generous outdoor space, privacy, and uninterrupted views.

EXTERNALS

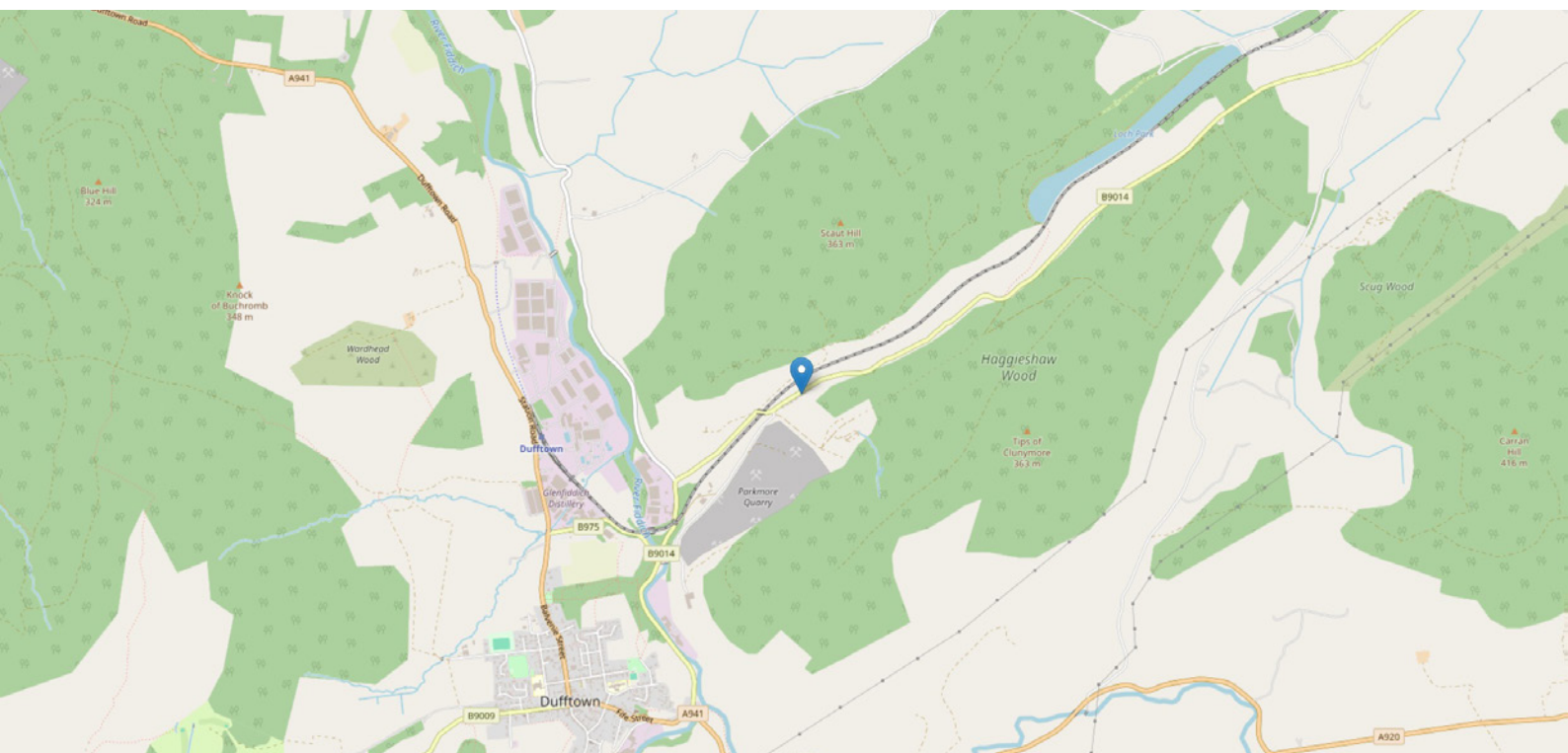


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Dufftown sits in the heart of Speyside, one of Scotland's most scenic and sought-after areas, renowned for its rolling countryside, rich heritage, and welcoming community. Often referred to as the "Malt Whisky Capital of the World," the town offers a unique blend of character and convenience, with a range of local shops, cafés, schools, and everyday amenities all within easy reach.





Surrounded by beautiful open landscapes, riverside walks, and woodland trails, Dufftown is ideal for those who enjoy the outdoors, while still benefiting from a strong sense of community and year-round activity. The area is well connected to nearby towns such as Keith, Aberlour, and Elgin, providing further shopping, leisure, and transport links.

Whether you are looking for a peaceful lifestyle, access to nature, or a friendly village atmosphere, Dufftown offers an excellent balance of rural charm and practical living.



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