



Raehutcheon Dufftown, Keith AB55 4EE
Offers Over £265,000



Key Features

- Detached bungalow set in rural location, a short drive from Dufftown
- Open plan Lounge/Kitchen/Dining room with views from all windows
- Bedroom with Ensuite WC
- Further double Bedroom
- Bathroom with shower cubicle
- Porch
- Spacious outbuildings including Summer House
- Well-maintained gardens
- Ample parking
- Wood fired hot tub



Discover a charming and affordable detached bungalow in a peaceful rural setting near Dufftown. Enjoy the open plan living space with views from most windows, plus a sun porch and spacious outbuildings. Contact us today to learn more.

This detached bungalow offers a tranquil retreat just a short drive from Dufftown. With two bedrooms and a well-sized bathroom, it includes an open plan lounge, kitchen, and dining area that has fabulous views. The property also features a bedroom with an ensuite WC for added convenience.

Benefiting from oil fired central heating, newly fitted internal oak doors throughout, wood burning stove, double glazing and a private water supply sourced from two natural springs located on the hillside above the house. A UV filtration system is also in place to treat and purify the water.

Outside, the property boasts well-maintained gardens and ample parking space. The outbuildings include a workshop, shed, wood shed and summer house, offering extra space for storage or hobbies. A wood-fired hot tub adds a touch of relaxation to the outdoor area.

The location is ideal for those seeking a rural lifestyle with easy access to local amenities in Dufftown. Known for its whisky heritage, Dufftown offers various attractions and events throughout the year. Don't miss this opportunity to own a home in this picturesque part of the country.





Porch 2.94m x 2.71m

Porch with windows on three sides and a door to the rear of the property. Drying rack and coat hooks. Stable door to:-

Dining Kitchen 5.50m x 3.63m

Spacious Dining Kitchen with twin windows to the side. Fitted with a range of painted wood fronted base and wall mounted units with 'beech' worksurface. Spaces for fridge, freezer, washing machine and cooker. Ample space for family sized dining table and chairs. Opening with curtains, to the lounge and a doorway to the hallway. Bamboo flooring.

Lounge 5.79m x 4.93m

Wonderfully bright and airy room with large window to the side and a door with glazed panels at either side offering views across the Solid oak flooring.

Hallway

Newly fitted seagrass carpet. Doors to the lounge, kitchen, both bedrooms and bathroom. Windows to the side. Hatch to loft space.

Bathroom 3.67m x 2.00m

Good sized bathroom fitted with a white four piece suite comprising bath, shower cubicle with electric shwower, WC and wash hand basin. Laminate flooring.

Master Bedroom 4.32m x 3.40m

Double bedroom with window to the side. Seagrass carpet.

Ensuite WC 1.59m x 0.84m

Fitted with two piece white suite comprising WC and wash hand basin.

Bedroom 2 5.39m x 3.28m

Well-proportioned double bedroom with windows to the front and side. Seagrass carpet.

Workshop 7.30m x 5.14m

Double doors leads to the very spacious workshop. Built-in work bench and shelving. Power and light.

Shed 3.57m x 3.69m

Double doors lead to the shed which has ample space for gardening equipment.

Summer House 2.71m x 2.70m

Lovely space to enjoy the views from on a summer evening. Power, light and electric heater. Would make an ideal external office.



Garden

The property is set within a good size plot (0.45 acres) with a large area of lawn with mature trees and shrubs surroundingit. There are outbuildings including a workshop, shed, summer house and log store.

Unwind in the wood-fired hot tub overlooking the countryside, with glimpses of the rural landscape through the trees and more expansive views once the leaves have fallen.

Gravel driveway with parking for several cars. Decked patio adjacent to the lounge, with views over the surrounding countryside.

A charming alpine garden has been thoughtfully created on the roof of the shed, providing an attractive and unique feature.

Fixtures and Fittings

All floor coverings, light fittings, blinds and curtains are included in the sale along with a petrol generator.

Home Report

Home report valuation as of September 2026 is £265,000, the EPC rating is D and the council tax band is D.

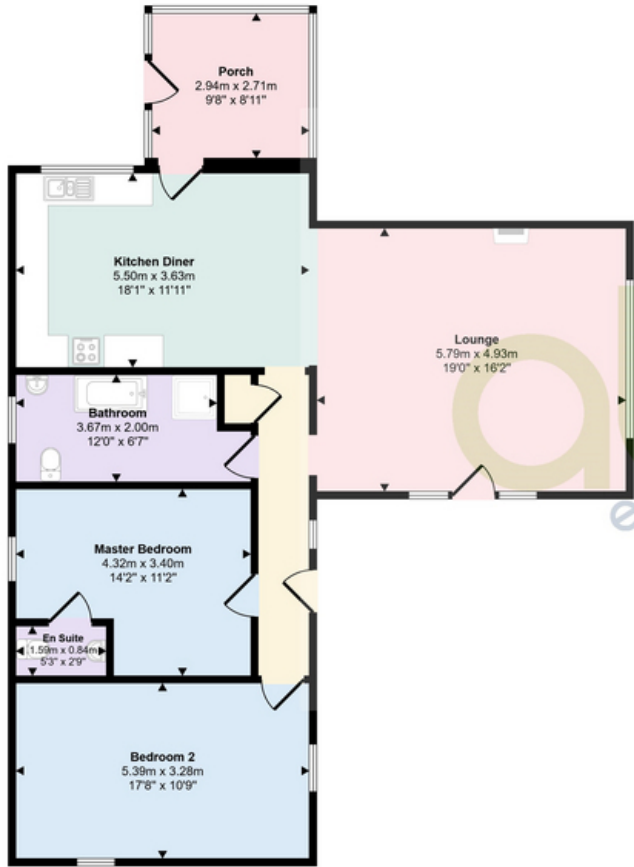
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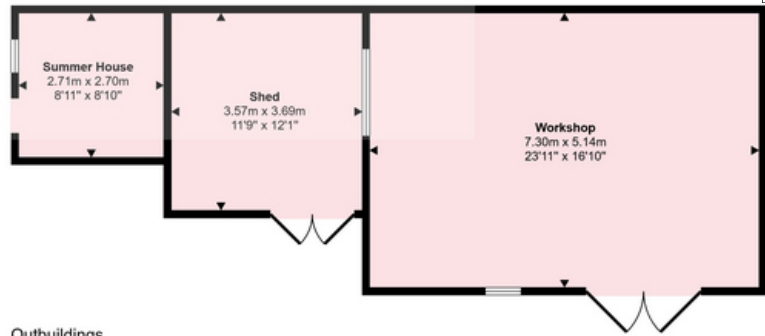
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Approx Gross Internal Area
167 sq m / 1793 sq ft

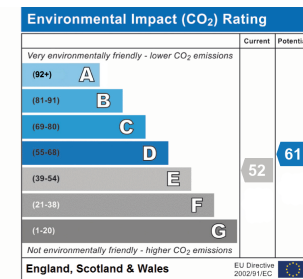
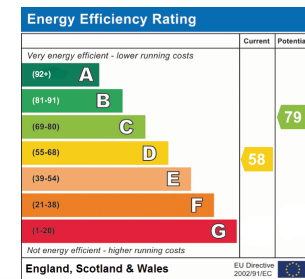


Floorplan
Approx 108 sq m / 1158 sq ft



Outbuildings
Approx 59 sq m / 635 sq ft

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.



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