



**19 MacLennan Place, Dufftown AB55 4EF**  
**Offers over £155,000**





# Key Features

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- Fully renovated throughout
- Spacious lounge and dining room
- Stylish contemporary interiors
- Modern fitted kitchen
- Ground floor WC
- Two generous double bedrooms
- Modern family bathroom
- Beautiful countryside and hillside views
- Generous, low maintenance front and rear gardens









*Beautifully renovated and presented in true walk-in condition, this stylish two-bedroom semi detached home enjoys generous gardens, modern interiors and stunning open countryside views in the heart of Speyside. Offered for sale at Offers Over £155,000.*





Situated in a popular residential area of Dufftown, 19 MacLennan Place is an exceptional two-bedroom semi detached property that has been comprehensively renovated throughout to a high standard.

Offering bright and contemporary accommodation over two levels, the property comprises an entrance hall, modern WC, spacious lounge and dining room, and a stylish newly fitted kitchen on the ground floor. Upstairs, the landing leads to two generous double bedrooms, both benefiting from built-in storage, and a beautifully appointed family bathroom.

The property benefits from beautifully maintained gardens to both the front and rear, thoughtfully landscaped for low-maintenance living. The attractive front garden provides excellent kerb appeal, while the generous rear garden is a true highlight, offering exceptional outdoor space and stunning views across open countryside, creating a wonderful extension of the living accommodation.

Combining modern finishings, generous outdoor space and a peaceful setting, this immaculate home is ideally suited to first-time buyers, professionals, downsizers or buy-to-let investors seeking a property in true move-in condition.

Dufftown is widely recognised as the "Malt Whisky Capital of the World" and lies at the heart of Scotland's renowned Speyside region. The town offers a range of local amenities including shops, caf  s, schooling, healthcare facilities and excellent recreational opportunities.

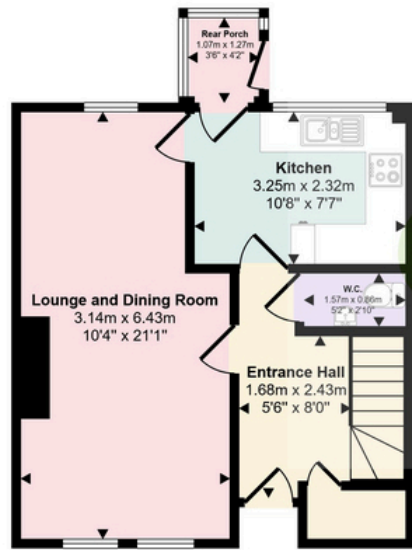
Surrounded by beautiful Moray countryside, Dufftown provides easy access to walking, cycling, fishing and the famous Speyside Whisky Trail, making it an



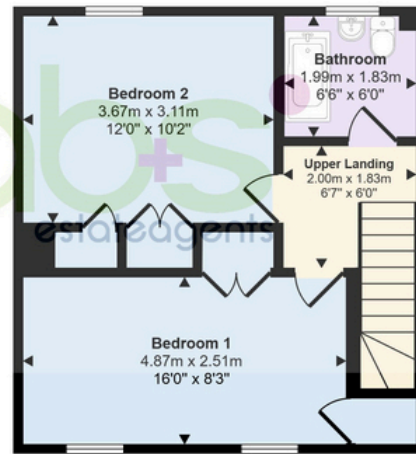
Bedroom 2 outlook



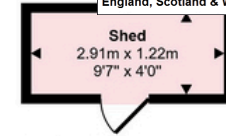
Approx Gross Internal Area  
80 sq m / 861 sq ft



Ground Floor  
Approx 38 sq m / 414 sq ft



First Floor  
Approx 38 sq m / 408 sq ft



Outbuilding  
Approx 4 sq m / 38 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.

| 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                   |   | 75                      | 81        |
|                                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92+)                                                           | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England, Scotland & Wales                                       |   | 77                      | 80        |
|                                                                 |   | EU Directive 2002/91/EC |           |

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