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1A & 1B Balvenie Street Dufftown Morayshire AB55 4FS









### Offers Over £105,000

Located in the heart of Dufftown are these 2 One Bedroom Ground Floor Flats which form part of a Grade 'B' Listed Building. The properties are conveniently positioned for the local village amenities that are on offer.

The Home Report Valuation on this property is £115,000.00. Details of the Home Report can be accessed at: - http://www.packdetails.com/notify.htm?sr=hp21/HR/065701

### **Features**

2 One Bedroom Flats
Electric Heating
Central Location in the village

Located in the heart of Dufftown are these 2 One Bedroom Ground Floor Flats which form part of a Grade 'B' Listed Building. The properties are conveniently positioned for the local village amenities that are on offer.

Accommodation of each property comprises a Hallway, Lounge, Kitchen, a Bedroom and a Shower Room.

Entrance to the 2 flats is via a communal entrance door which only serves these 2 properties. This leads into a communal hallway area and private doors then lead to each individual flat.

### 1a The Square, Balvenie Street, Dufftown

Hallway 2 pendant light fittings Electric panel heater Fitted carpet

Lounge – 17'1" (5.20) x 10'8" (3.25)
This room has an open plan design to the Kitchen area
A triple aspect room with views towards the village clock tower
Pendant light fitting
3 single glazed windows
Electric panel heater
Fitted carpet

Kitchen – 8'5" (2.56) max x 10'5" (3.17)
Pendant light fitting
Wall mounted cupboards and fitted base units
Single sink with drainer unit
Integrated electric hob and oven
Space to accommodate a washing machine and fridge
Built-in cupboard housing the hot water tank
Fitted carpet

Bedroom – 10'11" (3.32) plus door recess x 7'8" (2.33) Pendant light fitting Single glazed window Electric panel heater

Shower Room – 5'6" (1.67) x 5'6" (1.67) Pendant light fitting Pedestal wash basin and a press flush W.C Shower cubicle with a mains shower

### 1b The Square, Balvenie Street, Dufftown

Hallway
Pendant light fittings
Electric panel heater
A built-in cupboard houses the hot water tank

Lounge – 15'1" (4.59) plus window recess x 10'9" (3.27) Pendant light fitting Single glazed window Electric panel heater

Kitchen – 11'9" (3.57) x 5'7" (1.70) widening to 6'9" (2.04) 2 pendant light fittings
Wall mounted cupboards and fitted base units
Single sink with drainer unit
Integrated electric hob and oven
Space to accommodate a washing machine and fridge

Bedroom – 10'5" (3.17) x 7'7" (2.30) deepens to 10'6" (3.20) into door recess Pendant light fitting Single glazed window offering a view towards the village clock tower Built-in cupboard Electric panel heater

Shower Room – 6'3" (1.89) max x 6'10" (2.07) max into the cubicle recess Pendant light fitting
Pedestal wash basin and a press flush W.C
Shower with a mains shower and curtain rail

#### Note 1

All light fittings & floor coverings are to remain.

#### Note 2

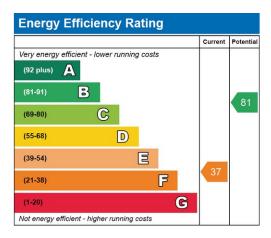
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### Note 3

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

# **Energy Performance Rate**



# **Council Tax Band**

## Currently





























### **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.