

Dullanbank, Dufftown, Keith,  
Moray

**Offers Over: £110,000**

**Tenure: Freehold**



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## Dullanbank, Dufftown, Keith, Moray

**Offers Over: £110,000**

**Tenure: Freehold**

Council Tax Band: B

EPC Rating: D

For sale by the Modern Method of Auction. Spacious mid-terraced house situated within a quiet area on the outskirts of the popular Speyside town of Dufftown. The accommodation is laid out over three floors and benefits from generous room sizes throughout.

### Hallway

From the front of the property there is an entrance hall with access into the lounge and the staircase to the first floor.

### Lounge

15'2" x 13'5" (4.62m x 4.1m)

The lounge is a generous size with a South facing window, gas fire, storage cupboard under the stairs and access through to the kitchen.

### Kitchen

15'2" x 10'1" (4.62m x 3.07m)

There is a good sized kitchen with an L-shape layout and space for dining. There is ample cupboard and worktop space, a large storage cupboard and an integrated oven and hob. Off of the kitchen there is the rear hallway that is utilised as a utility area and a rear door leading out to the garden.

### Bathroom

6'6" x 6' (1.98m x 1.83m)

To the first floor the family bathroom has a white suite consisting of a WC, wash hand basin and bath with shower above.

### Bedroom 1

15'4" x 13'8" (4.67m x 4.17m)

Located on the second floor, a generous double room with a free-standing wardrobe.

### Bedroom 2

12'5" x 11'7" (3.78m x 3.53m)

A good sized double bedroom with a free-standing wardrobe.

### Bedroom 3

12'2" x 11'2" (3.7m x 3.4m)

A good sized double bedroom with a built in cupboard.

### External

At the rear of the property there is an access path shared between the neighbouring properties, an enclosed lawn and a wooden built shed. To the front of the accommodation there is ample parking available and views across to Dufftown Distillery.

### Additional

The property has double glazing, gas central heating, HIVE heating controls and is neutrally decorated throughout. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Settle within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Home Report Valuation: £135,000


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All Measurements  
All Measurements are Approximate.  
Laser Tape Clause

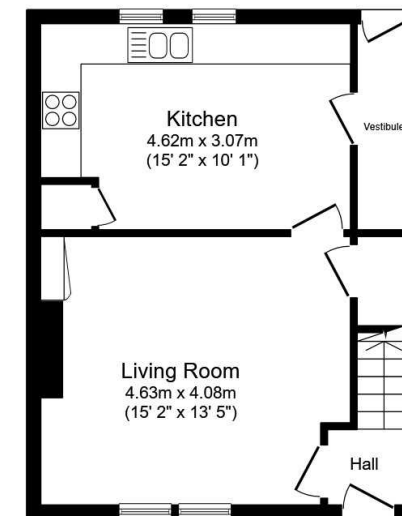
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

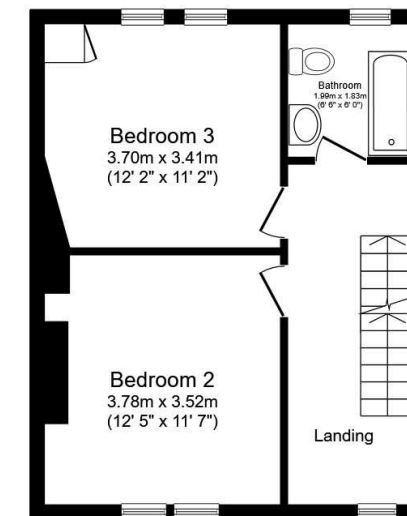
Measurements are approximate. Not to Scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

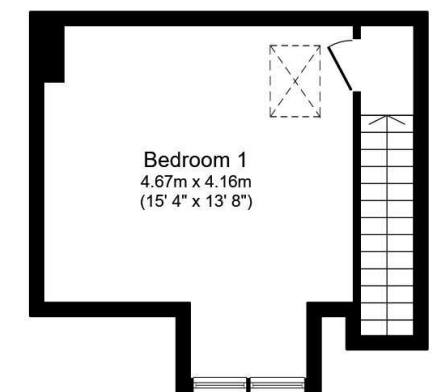
For full EPC please contact the branch.



Ground Floor



First Floor



Second Floor

Total floor area 104.3 sq.m. (1,123 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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