



**Balvenie Street, Dufftown, AB55 4FS**  
**Offers Over £90,000**

**BELVOIR!**

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This spacious 2 bedroom ground floor flat is ideally located in the charming town of Dufftown, just a short walk from the town centre and local amenities.

The property comprises two double bedrooms, a spacious lounge, a modern shower room and a well-appointed kitchen.

Externally, the flat benefits from both a low maintenance front garden and a large rear garden, as well as a single timber garage and off-street parking

This property would be ideal for a first-time buyer or as a buy-to-let investment opportunity. Early viewing is highly recommended.

Council tax band A.

EPC D.

### Hallway

Secure external door leads into the hallway.

Laminate flooring.

Gas combi boiler.

Ceiling light fitting.

Central heating radiator.

### Shower room 7'6" x 4'3" (2.3 x 1.3)

Three piece suite comprising large shower cubicle with electric shower, toilet and wash hand basin with storage cupboard below.

Window to the side aspect.

Laminate flooring.

Ceiling light fitting.

Central heating radiator.

### Bedroom 1 8'10" x 11'9" (2.7 x 3.6)

Double bedroom with window to the rear aspect.

Neutral fitted carpet.

Central heating radiator.

Ceiling light fitting.

### Kitchen 10'5" x 10'2" (3.2 x 3.1)

Modern fitted kitchen with window to the front aspect.

Freestanding electric cooker with extractor above.

Ample wall and base units with work top area.

Ceiling light fitting.

Central heating radiator.

Plumbing in place for a washing machine.

### Lounge 13'9" x 11'9" (4.2 x 3.6 )

Spacious lounge with two large windows to the front aspect.

Alcove storage.

Feature gas fire with decorative surround.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

### Bedroom 2 11'9" x 11'9" (3.6 x 3.6)

Double bedroom with window to the rear aspect.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

### Exterior



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Low maintenance front garden laid with chipped stones.  
Shared vehicular access to the rear provides off street parking and leads to a single timber garage.  
Timber storage sheds.  
Good sized lawn area.





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