



23 Braehead Terrace

Dufftown, AB55 4AN

Offer Over £120,000

ccl
PROPERTY



Braehead Terrace

Dufftown, Keith, AB55 4AN

CCL are delighted to offer for sale this terraced house in the popular town of Dufftown. The property comprises of entrance hall, lounge, kitchen, 3 bedroom and a bathroom with the accommodation spread over 3 floors. This is a warm and welcoming property that would make an ideal family home or would be suitable as a Buy to Let opportunity.

The property is located in the popular town of Dufftown, the heart of Speyside. Dufftown is known as the malt whisky capital of Scotland. There are lots of various activities to do such as having a tour around the Glenfiddich Distillery, visiting the Whisky Line Railway, sightseeing around the historic castles of Auchindoun and Balvenie, a walk up Ben Rinnes, grabbing an ice cream from Balvenie St. Ice Cream or borrowing a book from Dufftown Library, there's always something to do. The nearest train stations are in Keith (11 miles away) and Elgin (18 miles away). There are regular bus services from Keith to Elgin on weekdays. The city of Aberdeen (Granite City) is just over an hour away where large branded shops can be found.





The Property

Entrance is via the double-glazed front porch and into the entrance hall. To the right is the main lounge with gas fireplace and front aspect. There is a spacious kitchen at the rear that has a good range of base and wall mounted units. There is a 1 ½ stainless steel sink and plumbing for a washing machine. There is a rear vestibule that provides access to the enclosed rear garden.

From the entrance hall a stair leads to the first-floor landing. On the first floor there are two bedrooms, one front facing and one with a rear aspect. Both have fitted wardrobes. There is a family bathroom with 3-piece suits and electric shower over bath.

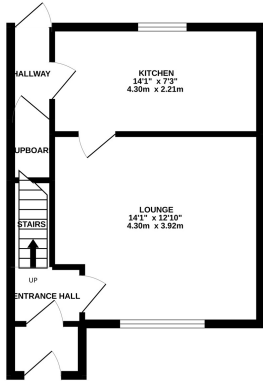
A further stair leads to the loft conversion where there is a 3 good sized bedroom. This room also has a built-in wardrobe. There is ample storage throughout the property.



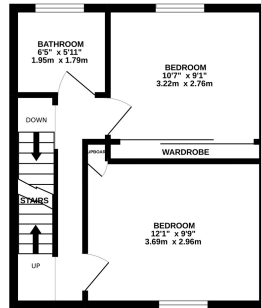
External

A paved path leads to the front door. There is a private front garden, low maintenance this has been laid with gravel. At the rear of the property there is an enclosed garden area. Again, this is laid with gravel. There are 2 sheds and access to a rear path.

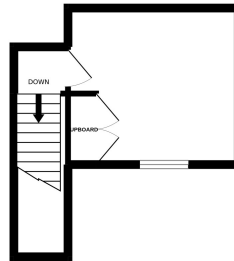
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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