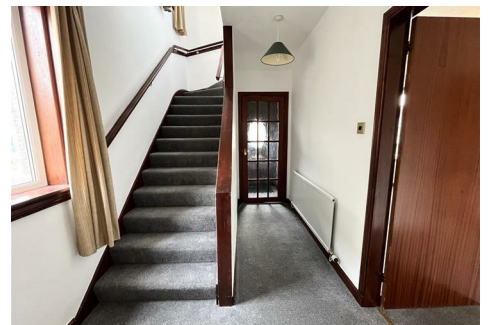




**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Mount Crescent, Dufftown, AB55 4BG
Offers over £150,000

Semi-detached three bedroom property situated in a quiet residential area of Dufftown with views from the front over to the open countryside. The accommodation comprises entrance vestibule; hallway, lounge, dining kitchen, utility room, three double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, solar panels, garden and driveway.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

6'11" x 3'2" (2.12 x 0.98)

Upvc and glazed entrance door; under stair cupboard; fitted carpet; inset ceiling spotlights.

HALLWAY



Window to side; fitted carpet; ceiling light fitting.

LOUNGE

15'1" x 12'11" (4.60 x 3.94)



Window to front; fireplace with open fire; fitted carpet; ceiling light fitting and two wall light fittings.

DINING KITCHEN

15'5" x 8'10" (4.70 x 2.70)



Window to rear; range of base and wall units; space for slot in electric cooker and hood; space for fridge; plumbing and space for dishwasher; vinyl flooring; ceiling strip light; second ceiling light fitting.

UTILITY ROOM

8'3" x 7'11" (2.54 x 2.42)



Window to rear; stainless steel sink; plumbing and space for washing machine and tumble dryer; wall mounted gas central heating boiler; vinyl flooring; ceiling strip light.

BATHROOM

8'10" x 5'4" (2.71 x 1.65)



Window to rear; vanity mounted sink and WC; bath(no side panel) with electric shower over; Chrome towel radiator; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING



Windows to front and side; spacious built in storage cupboard; fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 1

11'8" x 9'4" (3.57 x 2.86)



Window to front; two sets of double built in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 2

14'8" x 8'2" (4.49 x 2.50)



Window to rear; triple built in wardrobes; bare floorboards; inset ceiling spotlights.

BEDROOM 3

10'10" x 10'5" (3.31 x 3.19)



Window to rear; fitted bedroom furniture; partial carpet flooring; ceiling light fitting.

OUTSIDE



The garden to the front has an area of lawn and a driveway leading up to the rear of the house providing off -street parking. The rear garden is on two levels with a paved area directly outside the property and steps lead up to an area of lawn bordered with mature shrubs; three garden sheds, coal bunker and green house.

NOTES

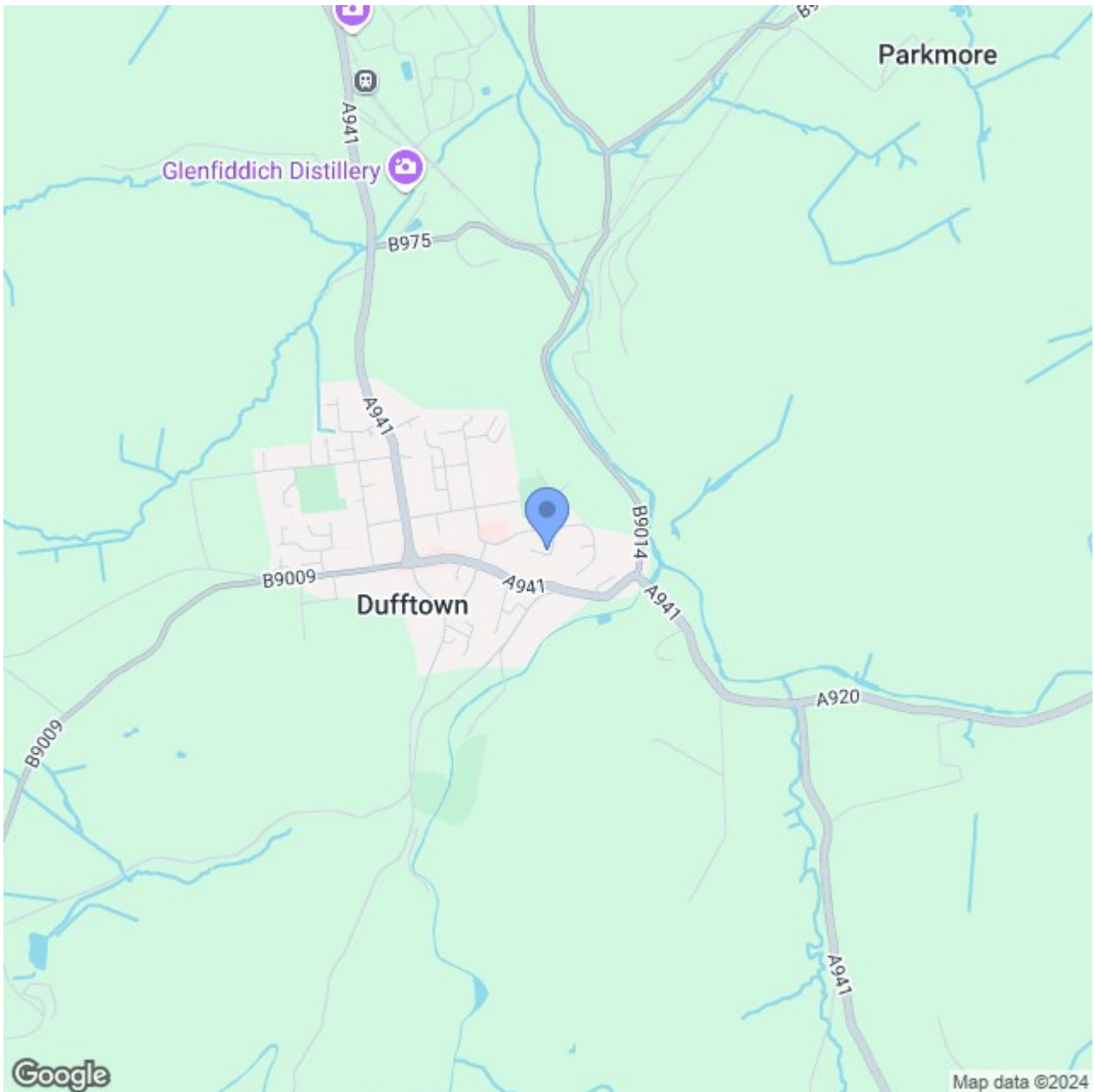
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the cooker hood in the kitchen and the three sheds and greenhouse in the garden.

Note: the slot in electric cooker, dishwasher, washing machine, tumble dryer, under counter fridge and larder fridge and freezer are available by separate negotiation.

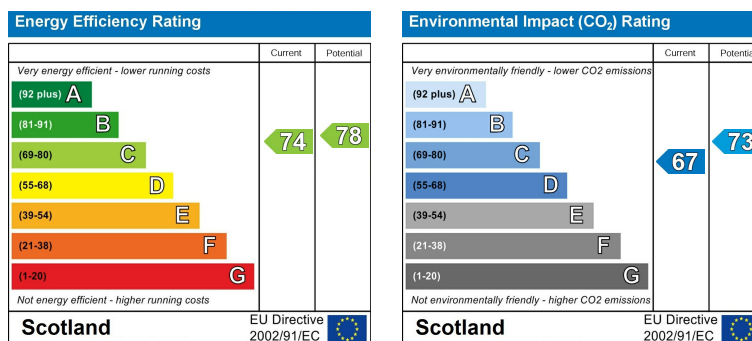
Council Tax Band: A

VIEWING CONTACT THE SELLING AGENT

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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