



**42 Balvenie Street, Dufftown, AB55 4AS**

**Offers Over £205,000**

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42  
Balvenie Street



# 42 Balvenie Street Dufftown, AB55 4AS

42 Balvenie Street is a beautifully presented and deceptively spacious home offering versatile accommodation in the heart of Dufftown. The ground floor features an L-shaped hallway leading to a generous double bedroom, a bright lounge, and a modern kitchen that opens into a superb family/dining room with sliding doors to the rear garden. A useful rear lobby and contemporary shower room complete the downstairs layout. Upstairs, two further bedrooms and a large storage area offer fantastic development potential—ideal for creating an upstairs shower room or a luxurious en suite, subject to consents. Externally, the property boasts a sizeable, low-maintenance rear garden, a single garage, and a shared drive providing ample parking. From the rear of the house, lovely far-reaching views stretch towards the Conval hills, adding to the appeal of this inviting and well-located home.



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## Entrance Hall

Most attractive entrance to the property with door and windows to either side. L shaped hallway staircase to the upper floor and decorative flooring.

## Lounge

12'0" x 14'3" (3.68 x 4.36)

Elegantly appointed Lounge with triple front facing windows, blinds in place and a deep display shelf. 6 arm light fitting, radiator and quality carpet.

## Bedroom 1

10'10" x 12'0" (3.31 x 3.68)

Generous downstairs double bedroom with double front facing windows. Superb wall to wall and floor to ceiling fitted wardrobe storage fronted by 4 mirrored sliding doors. Ceiling light fitting, radiator and carpet.

## Kitchen

12'7" max x 9'6" max (3.86 max x 2.94 max)

Delightful Kitchen conveniently situated beside the family room. Two section, the first is a range of floor and wall mounted units in cream complimented by beautiful solid wood work surfaces and upstands along with full height fridge/freezer. The second section comprises a range of floor units with lovely deep ceramic Belfast sink. Again the solid wood worktops and upstands as well as integral dishwasher and Range cooker with 5 ring gas hob. Ceiling downlights and laminate wood flooring which extends into the family room. Feature archway opening to the :-

## Family Room

17'8" x 13'10" (5.41 x 4.23)

Wonderful large family room flooded with great natural light by triple rear facing windows and double sliding patio doors out to the garden. Off centre decorative light fitting, large radiator and the laminate wood flooring extending from the kitchen.

## Rear Lobby

6'4" x 7'11" (1.94 x 2.42)

Handy rear Lobby with fitted cupboard. Rear facing window and part glazed door to back garden. Wall mounted coat hooks. Space and plumbing for washing machine. Ceiling light and wood effect flooring. Door to :-

## Shower Room

7'1" x 5'10" (2.16 x 1.8)

Attractive shower room with tiling to half height and full height within the shower cubicle plus Mains shower. Vanity wash hand basin and wc. Ladder radiator plus rear facing window with radiator below. Recessed ceiling downlights.





### Upper Landing

14'10" x 12'4" (4.54 x 3.76)

Carpeted staircase leads to the upper floor with side landing, Velux window and wall light. Then hallway with window overlooking the rear garden and beyond. Double cupboard with sliding doors.

### Box Room

Handy Box Room with coombed ceiling - this with the double cupboard adjacent offers great potential for adding an upstairs wc / shower room.

### Bedroom 2

10'6" x 13'10" (3.21 x 4.24)

Double bedroom with part coombed ceiling and dormer bay window to the front of the property plus additional rear facing window with lovely views over the garden, houses and beyond to the Conval Hills. Double wardrobe (housing the central heating boiler). Ceiling light fitting, radiator and carpet.

### Bedroom 3

10'4" x 14'1" (3.16 x 4.3)

Double bedroom with part coombed ceiling and dormer bay window to the front of the property plus additional rear facing window with lovely views over the garden, houses and beyond to the Conval Hills. Double wardrobe. Ceiling light fitting, radiator and carpet.

### Garden

The garden of the house lies to the rear of the property. There is a shared lane down the side which give access to rear.

A gravelled area suitable for parking lies at the front of the garage followed by a patio area adjacent to the family room. Double gates open onto a large private and sheltered garden area laid to gravel chips, picnic table and mature shrubs. Following this is a further generous area, fully enclosed, laid to lawn and edged with mature shrubs and trees.

### Garage

Single block garage with up and over door, fitted with light and power.

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

### Home Report

The Home Report Valuation as at January, 2026 is £205,000, Council Tax Band C and EPI rating is



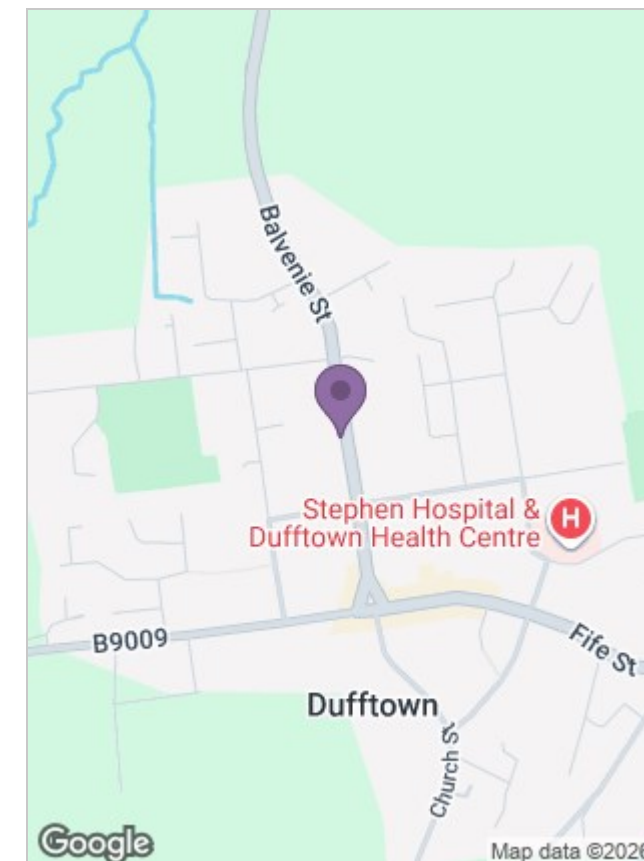
## Directions











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

**Viewing**  
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.