

82 Balvenie Street

DUFFTOWN, MORAY, AB55 4FS



*A TWO-BEDROOM
UPPER-FLOOR APARTMENT*



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82 Balvenie Street is a two-bedroom upper-floor dwelling with an extended lock-bloc drive and extensive wooden outbuildings (including a summer house) is presented to the market in excellent condition.

It offers generous modernised accommodation of 59m², double glazing and electric heating. The property comprises a small internal hallway leading to all other rooms. Immediately on your left is a medium-sized double bedroom with a cupboard above the stairs. Continuing clockwise is the main double bedroom, with a bespoke fitted bedroom suite. Next is a well-proportioned triple-glazed lounge with space for a dining table (if you choose). Following on from the lounge is the well-proportioned family bathroom with Shower over bath, fully tiled, good storage and a heated towel rail.

The kitchen, which is fresh and modern, features a ceramic hob and an Indesit electric double oven, an under-counter fridge/freezer and a washing machine with excellent cupboard storage (laminated flooring). A Ramsay ladder provides access to a well-insulated, partially floored loft.



The Kitchen



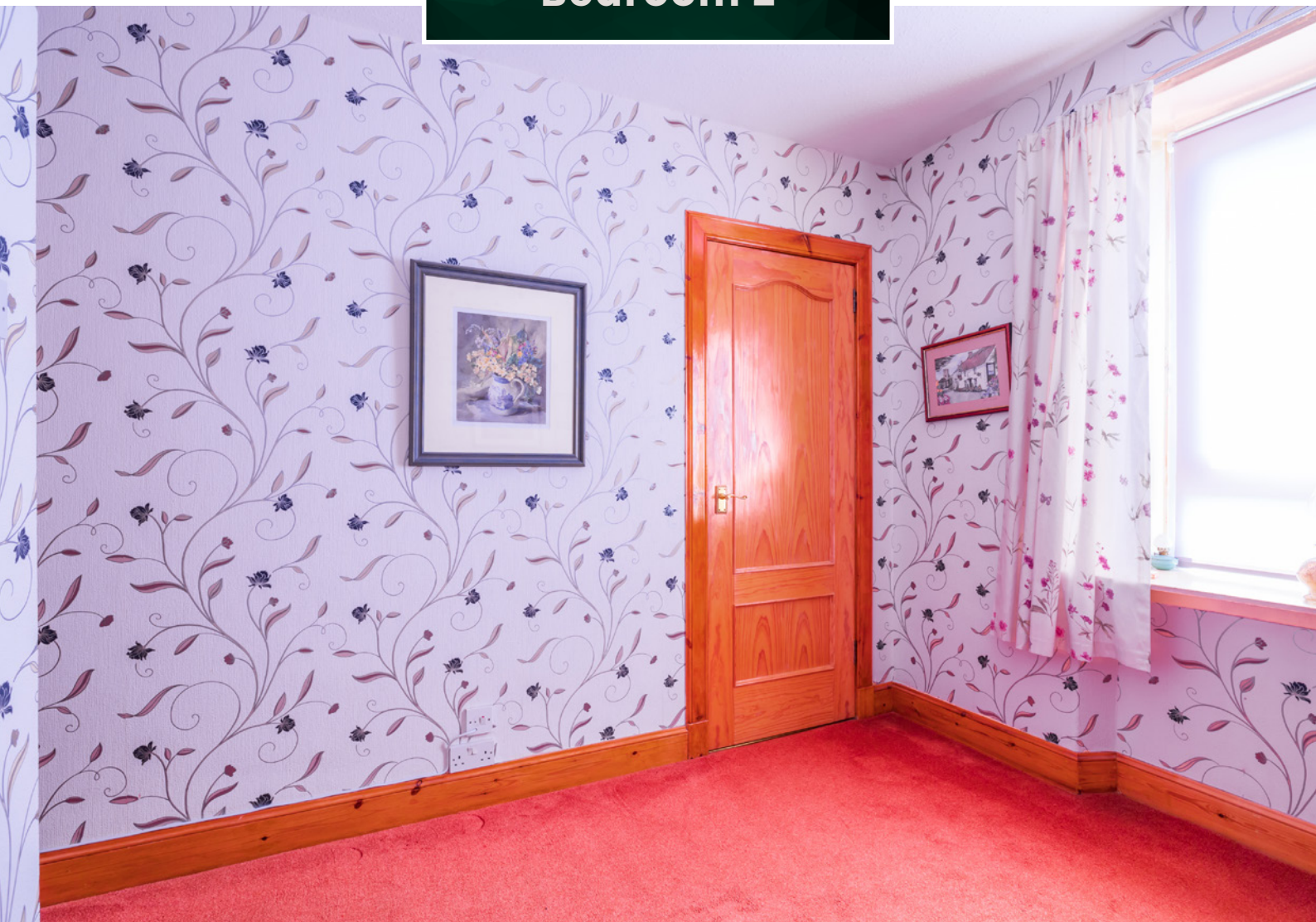


Bedroom 1

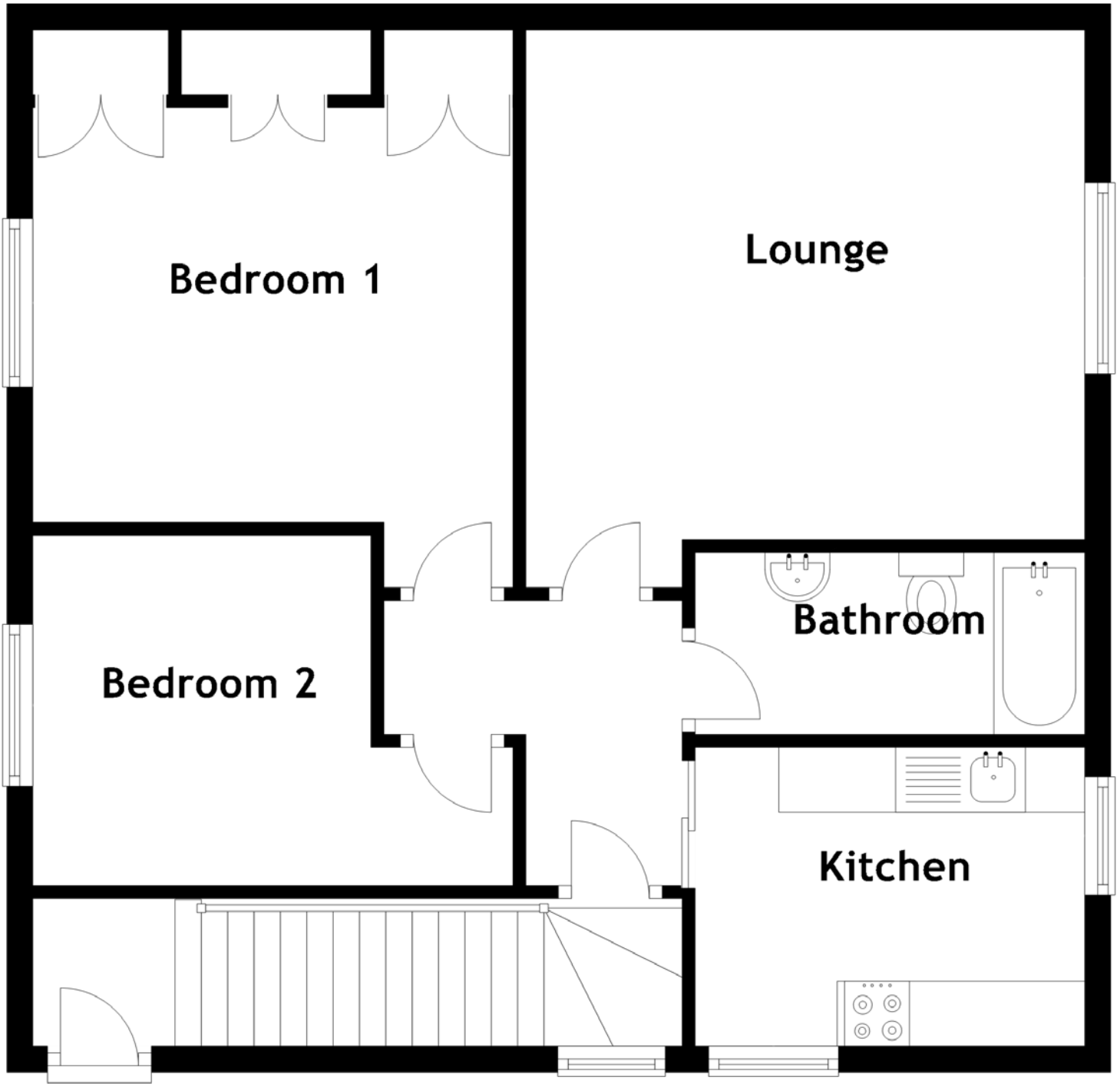




Bedroom 2







Approximate Dimensions
 (Taken from the widest point)

Lounge	4.30m (14'1") x 3.93m (12'11")	Bathroom	3.00m (9'10") x 1.40m (4'7")
Kitchen	3.00m (9'10") x 2.30m (7'7")	Gross internal floor area (m ²): 62m ²	
Bedroom 1	3.70m (12'2") x 3.20m (10'6")	EPC Rating: E	
Bedroom 2	2.70m (8'10") x 2.60m (8'7")		

Significantly, there is off-road parking on a sizeable lock-bloc drive—however, the extensive wooden outbuildings/workshops and storage. Moreover, a lovely summerhouse is perfect for relaxing and enjoying the sun. To the side of the property is an immaculately tended raised flowerbed, creating a real impact upon arrival.

This property would be a superb first-time purchase and will appeal to hobbyists or collectors seeking workspace/storage in the heart of whisky country in Dufftown. Viewing is necessary to appreciate the size, condition and location.





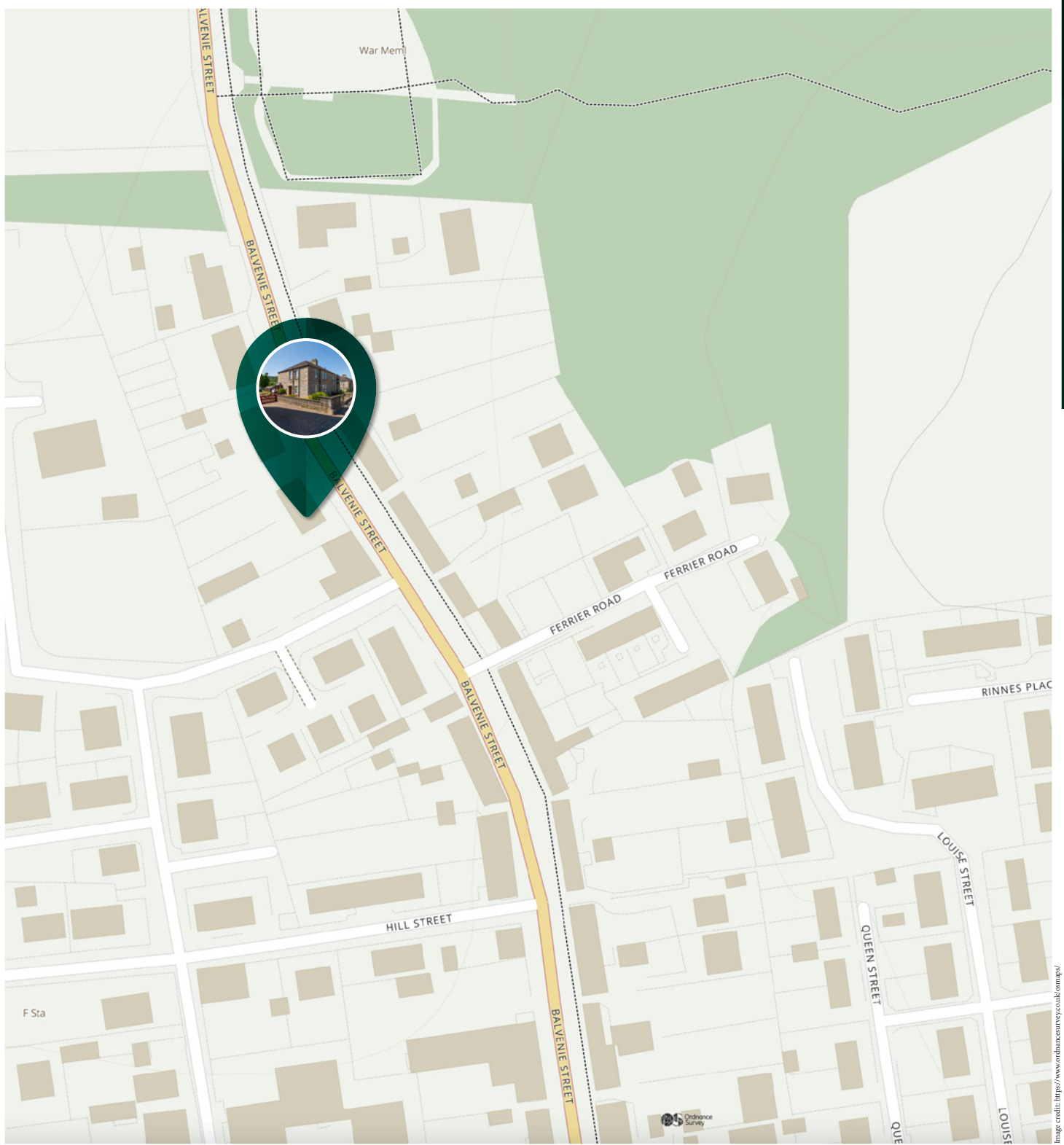




The historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland, renowned as Malt Whisky Country. It is a superb base from which to enjoy the host of well-known activities and attractions in this area.

The Cairngorm National Park is on your doorstep, known as the UK's outdoor capital. Within easy reach are the stunning beaches of the Moray Firth, where you can find yourself utterly alone with miles of beaches to explore. Enjoy the popular Castle Trail and the world's only Malt Whisky Trail. There is a range of sporting facilities, including shooting, salmon and trout fishing on the rivers Deveron, Findhorn and the world-famous River Spey. The nearby mountains provide opportunities for hill walking and skiing with renowned golf courses in Lossiemouth, Cullen, Dufftown and Hopeman, to name but a few.

All the usual facilities one would expect from a vibrant country town are available, including an NHS health centre, small shops, Post Office, restaurants and supermarkets. Other facilities are available, including eateries, pubs and hotels, all of which add to the appeal of the area frequented by numerous visitors, especially during peak season.



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