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Braehead Villa

BRAEHEAD TERRACE, DUFFTOWN, MORAY, AB55 4AN



THE LOCATION

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

The Cairngorm National Park is on your doorstep which is known as the outdoor capital of the UK. With-in easy reach is the stunning beaches of the Moray Firth where you can find yourself completely alone with acres of sand to explore, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds. 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 Banff, MacDuff, Dufftown and Keith to name but a few.

All normal facilities one would expect from a vibrant country town are available, including NHS health centre, small shops, Post Office, restaurants and supermarkets. There are other facilities available including, eateries, pubs and hotels, all of which add to the appeal of the area which is frequented by numerous visitors especially during peak seasons. Primary school education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.





BRAEHEAD VILLA

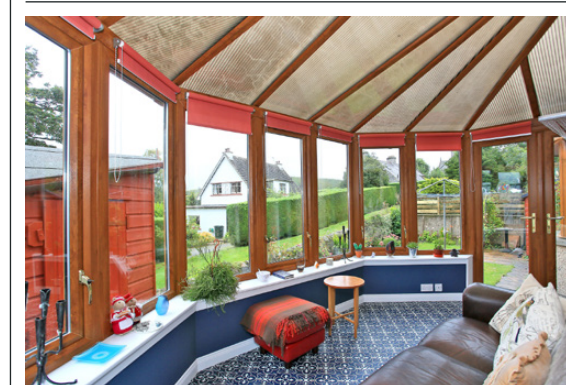
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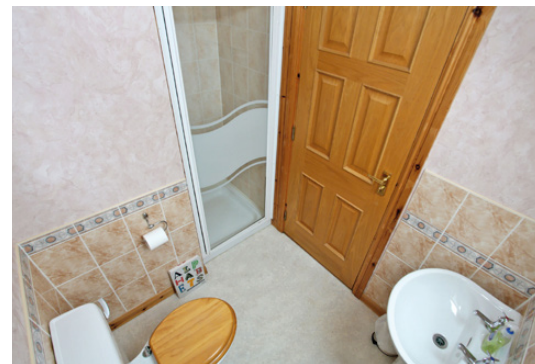
Braehead Villa offers flexible living that would suit many family needs, the property was supervised and built to an individual design that would allow for the new owner to run a small bed and breakfast business or for a large family to benefit from the jack and jill designed bathrooms and ensuite facilities on offer, ideal for a growing family. In addition, the ground floor bedroom has a large new wet room, ideal for an owner or family member that would benefit from these facilities, ideal for assisted living or an elderly parent.

In general, the property consists of a large entrance vestibule, hall, main lounge, large dining room, a fully equipped kitchen with integrated appliances and space for dining, utility room, ground floor bedroom with new Jack and Jill ensuite wet room, sunroom. The first floor consists of three double bedrooms, all of which have ensuite, one of which has a Jack and Jill from the landing. The property benefits from excellent storage throughout including a large loft providing further storage space.

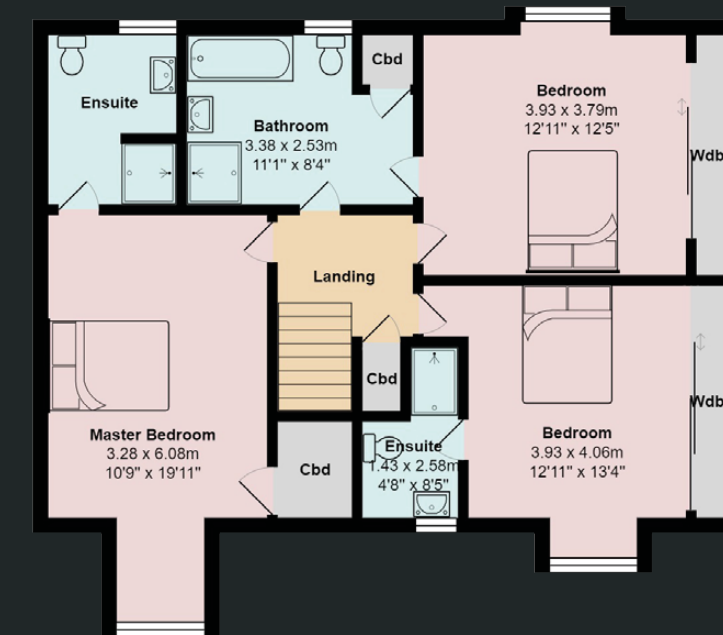
Externally, the property has a well cared for rear garden which provides a safe area for kids and family pets which is mainly laid to lawn and includes a mixture of plants and shrubs, included is a useful garden office which is insulated and has power and light, in addition, there is a garden shed which provides additional outside secure storage. The front of the property is loc bloc and provides parking for up to four cars. There is a long attached garage which provides secure parking, further storage with enough space to create a workshop if required.

A well presented four bedroom villa in a town that is well known for it's welcoming community, viewing is a must to appreciate this fine home.





SPECIFICATIONS & DETAILS



Gross internal floor area (m²): 169m² | EPC Rating: C

Extras (Included in the sale): All fixed floor covering and blinds where applicable, garden office and garden shed. The property benefits from central heating and double glazing.

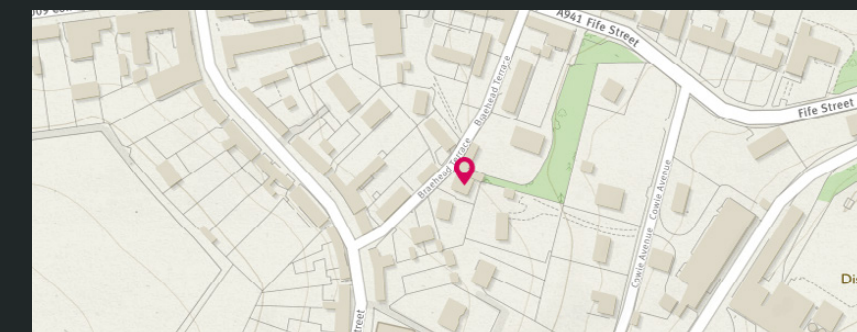


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