



Mount Street, Dufftown, AB55 4FH

**Offers In Excess Of £90,000**

Hamish

[www.hamish-homes.co.uk](http://www.hamish-homes.co.uk) | 01463 250000



**Hamish**  
PROPERTY PROFESSIONALS



- Ground Floor Flat With Private Entrance
- Lounge With Stone Fireplace With Gas Fire
- Traditional Kitchen With Integrated Appliances
- Gas Central Heating System Installed
- Just Minutes From Dufftown Centre
- Shared Driveway With Parking Area
- Two Comfortable Double Bedrooms
- Double Glazed Windows Throughout
- Semi-Detached Block Built Shed
- Ideal For First-Time Buyers Or Rental Potential

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Set in the heart of Dufftown, this bright ground floor flat enjoys its own private entrance and garden space to both the front and rear. With a peaceful residential setting just a short walk from local shops and amenities, it's an ideal opportunity for first-time buyers, downsizers or anyone looking for a home they can make their own.

The flat opens into a small entrance vestibule, leading into the main hallway where a patterned white wallpaper with red flecks add a touch of charm. A radiator on the wall helps keep the space warm and the layout leads you comfortably from room to room.

First off the hall is the kitchen, a good size room with traditional wooden cabinets, crisp white acrylic worktops and neutral-toned tiled splashbacks. A composite black sink is fitted below the window with plumbing below for a washing machine. There's a built-in gas hob with electric oven beneath, while the grey laminate flooring adds a practical finish underfoot. The kitchen also houses the gas fired boiler which powers the central heating and hot water system.

The lounge is a warm and inviting space. A deep red carpet adds cosiness while a large window allows natural light to flood in. The standout feature is the stone fireplace with a gas fire fitted inside, an eye-catching centrepiece that adds both character and comfort. The walls are wallpapered in a split-style finish, with a striped pattern below and a neutral tone above for contrast.

The first bedroom is accessed directly from the lounge. This double room is simply decorated in white with dark wood finishes around the window frame, sill and skirting boards. A built-in storage cupboard provides handy extra space and a soft grey carpet adds a fresh, modern feel.

The second bedroom is also double in size and positioned off the hallway. With windows on two walls, it's a particularly bright space. A feature wall of dark wallpaper adds contrast against the otherwise light coloured decor. A radiator sits near the door for consistent warmth.

The shower room is fitted with a square, white framed cubicle containing an electric shower, alongside a toilet and a wash basin set atop a small storage cupboard. Finished in neutral tones, it's a functional space with the potential for updating to suit modern tastes or individual style.

Externally, the property includes its own garden grounds to both the front and rear. To the rear is a semi-detached block built shed with a corrugated iron roof, ideal for outdoor storage, tools or bikes. There's also a shared driveway that offers parking space and easy access. The plot is enclosed by walls and fencing, offering a sense of privacy and security.

This property offers solid value and real potential for modernisation and customisation. Whether you're looking for your first home, a quiet property to downsize into or a smart investment, contact Hamish Homes today to arrange your viewing to see how 1 Mount Street could be the perfect fit.

#### About Dufftown

Dufftown, known throughout the world for its whisky, is a charming village nestled in the heart of Speyside. Surrounded by rolling hills and lush countryside, Dufftown is home to some of Scotland's most famous distilleries, including Glenfiddich and Balvenie, making it a key destination for whisky enthusiasts. The village's rich heritage, combined with its beautiful setting, makes it an appealing location for those looking to buy property in a scenic and culturally rich area.

Dufftown offers a range of local amenities, including shops, cafes, restaurants and a post office, ensuring residents have access to daily essentials. The village also boasts several historic landmarks such as the iconic Clock Tower and Mortlach Parish Church. For families, Mortlach Primary School serves the village, while secondary education is available at Speyside High School in nearby Aberlour.

Transport links are convenient, with Dufftown located on the A941, providing easy access to Elgin and Keith where additional amenities such as supermarkets, healthcare facilities and train services can be found. Outdoor enthusiasts will appreciate the village's proximity to the Speyside Way, offering excellent opportunities for walking, cycling, and exploring the surrounding countryside.

With its vibrant community, historic charm and stunning location, Dufftown is an attractive place to live in the heart of Speyside.



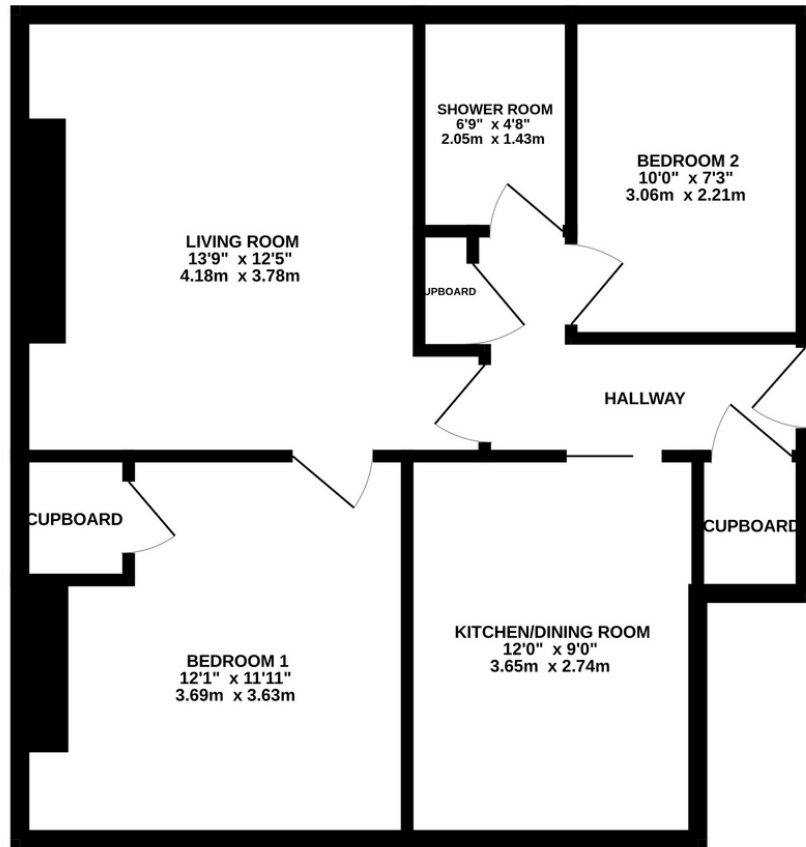


 2

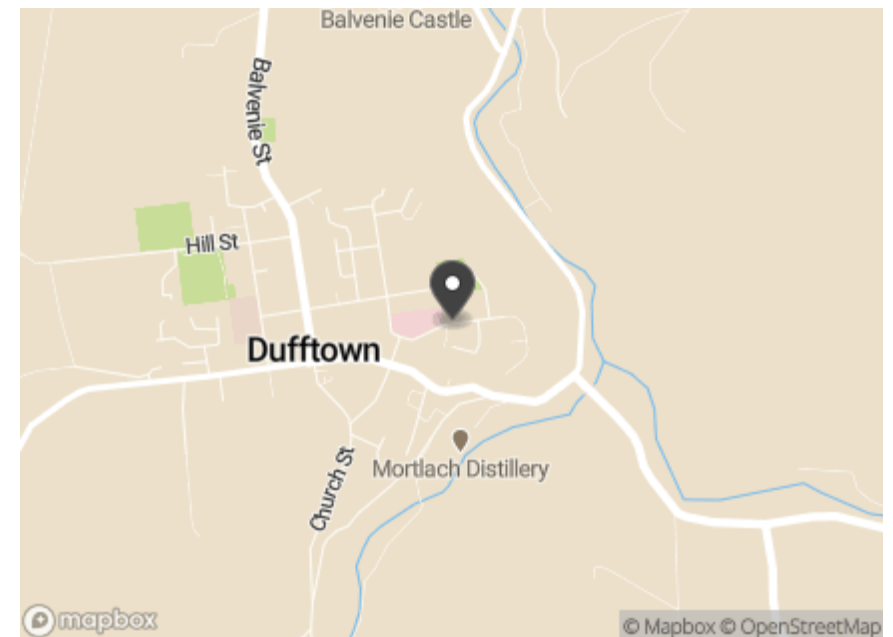
 1

 59 m2





| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---|---------|-----------|--|---------|-----------|
|   | Current | Potential |  | Current | Potential |
| Very energy efficient - lower running costs |         |           |  |         |           |
| (92+) <b>A</b>                              |         |           | (92+) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |  |         |           |
|   | 63      | 70        |  | 68      | 77        |
| England, Scotland & Wales                   |         |           | England, Scotland & Wales                      |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |



Hamish

Kintail House, Beechwood Park,  
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000