

6 bedroom detached house for sale, Dullan Brae House, Fife Street, Dufftown AB55 (3



Location **Scotland, Banffshire**
<https://www.freedasz.co.uk/x-160847-z>

****PRICED TO SELL** 60K BELOW VALUATION****Dullan Brae House is an imposing detached Victorian residence steeped in history that has benefited from an extensive programme of tasteful improvements to offer the new owners a charming period family home that allows contemporary living. Set in a picturesque location yet within easy reach of all local amenities this stunning family home is perfect for a large family with entertaining in mind or an investor looking to return this property to its former successful glory as a thriving guest house or children's home. With accommodation arranged over three floors to include three large adaptable reception rooms plus a snug room and gym room there is ample living and entertaining space on the ground floor, the lower ground floor level has a bespoke fully fitted kitchen perfect for food preparation and budding cooks that leads through to a generous size dining room, in addition the sunny garden room offers beautiful panoramic views of the properties grounds and surrounding countryside, with a hobbies room and utility room as well as a guest bedroom there is so much space you could easily lose a visitor! The principal bedroom of this sprawling property which is on the first floor features a great size dressing room that could be turned into a en-suite bathroom or home office, with four further bright double bedrooms and two bathrooms Dullan Brae House has plenty of accommodation and will be the envy of friends and peers. Surrounding the property are mature tended gardens screened from view with an outdoor swimming pool and an array of seasonal plants trees and shrubs. A must view property that in our opinion has to be viewed to be appreciated! Disclaimer: The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Please Note: The price given is a marketing price and isn't necessarily representative of the properties open market value. This vendor, like any vendor is looking to achieve the best possible price upon the sale of this property; hence in making an enquiry on this property you acknowledge and understand that this property is offers in excess of the marketing price.

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