



Galbraith

GREENWOOD

PARKMORE, DUFFTOWN, KEITH, MORAY



GREENWOOD, PARKMORE, DUFFTOWN, KEITH, MORAY

An impressive energy efficient modern home in an accessible rural setting

Dufftown 1.5 miles ■ Elgin 19 miles ■ Inverness 54 miles

Acreage 0.35 acres (0.14 hectares)

Guide Price £360,000

- 2 reception rooms. 5 bedrooms
- Bright and spacious accommodation
- Energy efficient with biomass boiler, solar panels, thermal store and inverter
- Ideal family home
- Generous garden
- Peaceful yet easily accessible location
- Countryside views

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Greenwood is an impressive modern house located in an accessible position near Parkmore and just 1.5 miles from the historic and popular Speyside village of Dufftown. Dufftown has good range of day to day amenities including a well-regarded primary school, a village hall for community events, a Church, convenience store, Post Office and various hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 19 miles) is the principle town in the country and has a wide range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provides all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

DESCRIPTION

Originally built as a smaller traditional cottage, Greenwood has been extended and improved in recent years, creating what is now a very appealing and energy efficient family home. Built predominantly from brick and rendered block under a pitched slate roof, the house provides well-appointed and flexible accommodation over three storeys. From the driveway, a door opens to the lower ground floor boot room/gym which leads on to a hallway. To the left is a utility room with a wood pellet central heating boiler, stainless steel sink / worktop and space for various white goods. Back in the hallway, stairs (with a substantial built in store) lead up to the upper ground floor where directly ahead is a door to the garden and to the right is a magnificent kitchen/living room with a double height ceiling and exposed timber ceiling beams. The kitchen has glazed bi-fold doors overlooking the garden, modern wall and floor units and a range of integrated appliances whilst the living area also has a wood burning stove. There is also a large pantry which provides excellent storage space. Opposite the kitchen/living room is a dining area which opens to the hallway and then on to an impressive sitting room and sun room with large windows that flood the room with natural light and French doors out to the garden. There are two good sized bedrooms and a family shower room On the first floor, a landing offers space for an office/sitting area whilst there is also a further bathroom and three bedrooms, all of which are spacious and bright and one of which gives access to a useful storage room. Overall, Greenwood is a light and spacious house with a layout which allows for a great deal of flexibility. It has been modernised to a high standard with high quality kitchen and bathroom fittings. It is double glazed, has a wood pellet central heating system, fifteen 370 watt solar panels, battery, inverter and thermal store. The property has private water and drainage.

ACCOMMODATION

Lower Ground Floor:

Boot Room / Gym. Utility Room.

Upper Ground Floor:

Kitchen / Living Room. Pantry. Dining Area. Sitting Room. Shower Room. 2 Bedrooms.

First Floor:

Landing / Sitting Area / Study. Bathroom. 3 Bedrooms. Store Room.

GARDEN

Outside, there is a generously sized garden which is mainly enclosed by a wooden fence and hedge. The garden includes areas of lawn, a gravelled parking area, a mature flower bed, some useful stores and a greenhouse.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	Wood Pellet Boiler	Band D	Available (Sky)	Available	B

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Dufftown, take the B9014 towards Keith. After leaving Dufftown, follow the road for about 1 mile, Greenwood is the first house on the left in Parkmore (see site and location plans for further details).

POST CODE

AB55 4DN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: according.insect.innocence

SOLICITORS

Stephen & Robb LLP
Solicitors & Notaries Public
Clydesdale Bank Building
163 Mid Street
Keith
AB55 5BL

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

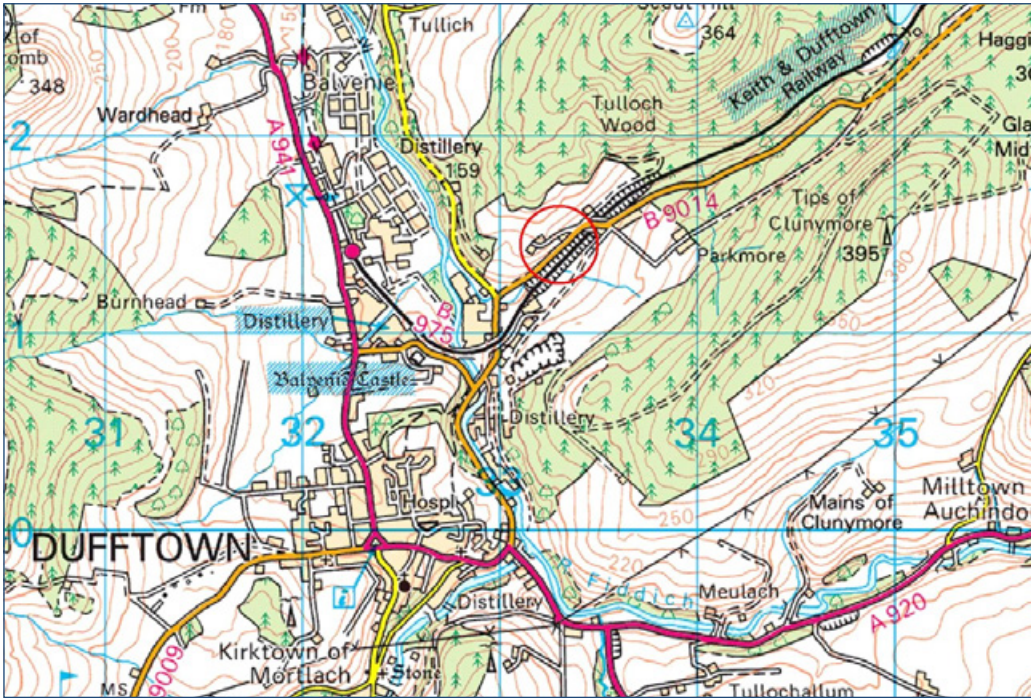
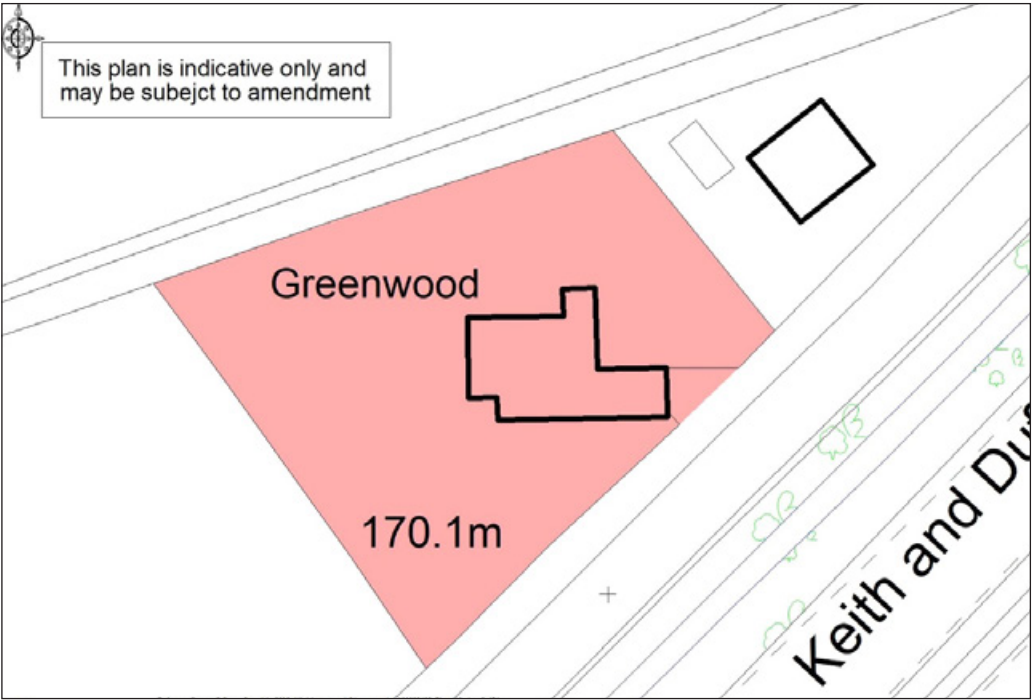


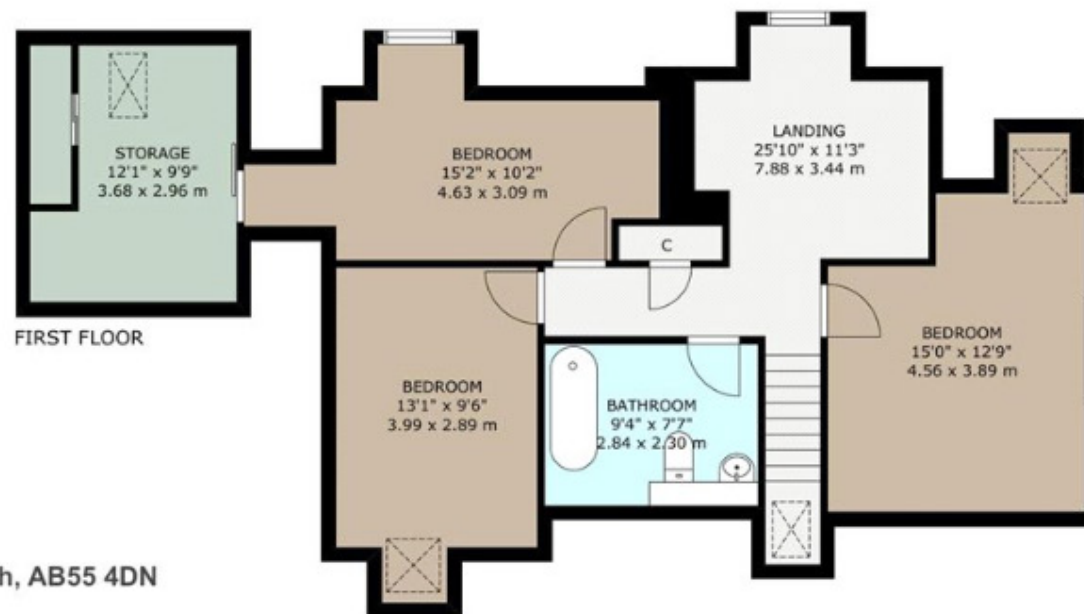


IMPORTANT NOTES

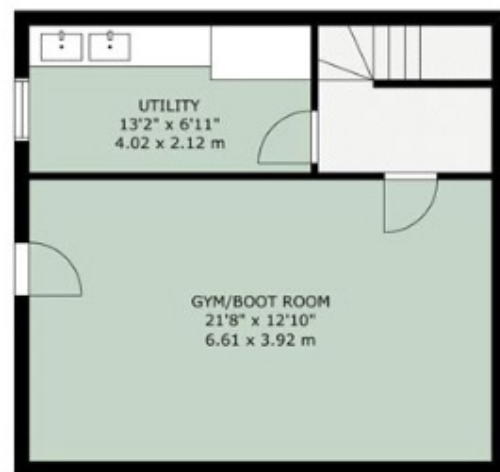
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025







Greenwood, Dufftown, Keith, AB55 4DN



LOWER GROUND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 259 m²/2,789 sq.ft
 LOWER GROUND FLOOR: 41 m²/443 sq.ft, GROUND FLOOR: 139 m²/1,500 sq.ft, FIRST FLOOR: 79 m²/846 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Galbraith



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PLEASE RECYCLE