



8 Fife Street | Dufftown | Keith | Moray | AB55 4AL

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# 8 Fife Street, Dufftown, Keith, Moray, AB55 4AL

- 4 Bedroom House
- 2 Retail Units
- Prominent Location
- Substantial Period Property
- Original Features
- 2 Garages

## Situation

Nestled in the heart of Dufftown, 8 Fife Street boasts a prime location close to the iconic clock tower where the town's four main streets converge. The world-famous Glenfiddich and The Balvenie distilleries are less than a mile away, making it an ideal spot for whisky enthusiasts. Dufftown is equidistant from Inverness and Aberdeen, surrounded by some of the North East's most stunning and scenic countryside. The town offers a variety of local amenities, including interesting local shops, a post office, nursery and primary school, and a doctor's surgery. Nearby towns provide additional services, with Keith (10 miles) and Huntly (14 miles) offering additional shops, supermarkets, and secondary schooling in close-by Aberlour. Elgin, the administrative capital of Moray, is under 20 miles away and provides shopping and recreational facilities, including a large leisure centre, ice rink, and cinema.

The area benefits from excellent transport links, with main line railway stations in Keith and Huntly. Inverness airport offers a good selection of flights to UK destinations, while Aberdeen airport provides an excellent range of national and international flights. Dufftown is a prime location for various interests, perfect for both whisky and history connoisseurs, as well as those who enjoy outdoor pursuits. Moray is renowned for fishing, shooting, golf, hill walking, and mountain biking. The region also boasts some of the most beautiful long sandy beaches on the Moray Coastal Trail. For winter sports enthusiasts, skiing is available a short distance away at the Lecht in the Cairngorms National Park. This location offers a perfect blend of small-town charm, natural beauty, and easy access to larger urban centers, making it an attractive option for residents and visitors alike.





## The Business

The two retail units on Fife Street present excellent opportunities for a self-employed individual looking to establish their own business or for those seeking property investment. The standalone unit at 6 Fife Street, with its prominent double doors and large windows, is well-suited for a boutique shop, art gallery, or professional services office, providing an ideal space to showcase products or meet with clients. The unit at 10 Fife Street, with its additional space and rear access, could serve as an ideal location for a small design studio, consultancy firm, or specialty retail shop. Both units' central location and high visibility make them attractive options for letting out to other businesses, potentially providing a steady rental income and long-term capital appreciation for investors.

## Property

The mixed residential and commercial property on Fife Street in Dufftown presents a versatile and spacious building that seamlessly combines excellent family living accommodation with retail spaces. The primary residential entrance is situated at 8 Fife Street, flanked by two separate commercial units, each with its own entrance. Upon entering the main house, one is greeted by a ground floor hall that stretches the length of the property, featuring a door for external access to the rear and stairs ascending to the first floor. The first floor offers a light and spacious layout, with a large landing providing access to all areas. The family living space includes a modern kitchen equipped with an ample range of base and wall-mounted units, a large sitting room with recessed shelving and a gas fire overlooking Fife Street, a dining room, a double bedroom, and a family bathroom complete with a bath, separate shower, WC, and wash hand basin (WHB). The second floor accommodates two additional double bedrooms featuring walk-in wardrobes/storage, a single bedroom, and a wet room fitted with an overhead electric shower, WC, and WHB. The property retains many original features, including a spiral staircase, cornicing, and woodwork.

On the ground floor are two commercial retail premises. The unit at 6 Fife Street is standalone, offering 28 square metres of space with double doors centrally positioned for Main Street access, large windows on either side, and under-floor basement storage. At 10 Fife Street is another retail unit measuring 28.5 square metres; it features a single door from Fife Street, windows on either side, a WC at the rear, additional storage space, and a rear door that provides access to the garage located at the back of the property.



## External

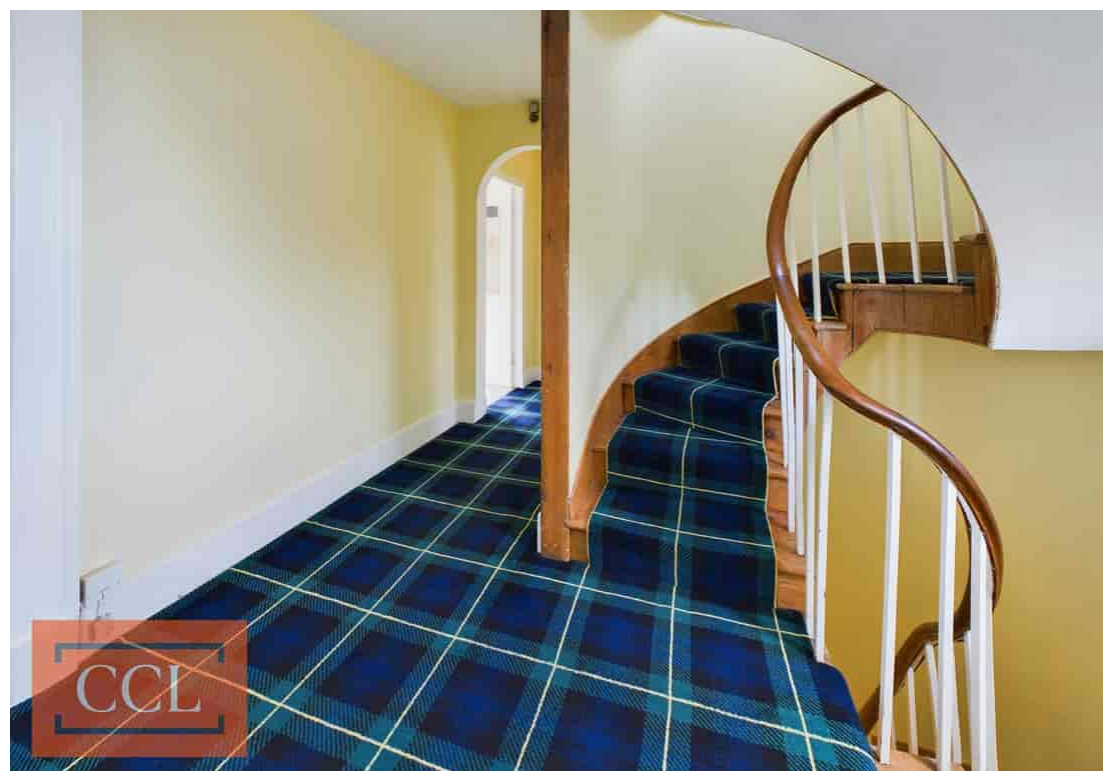
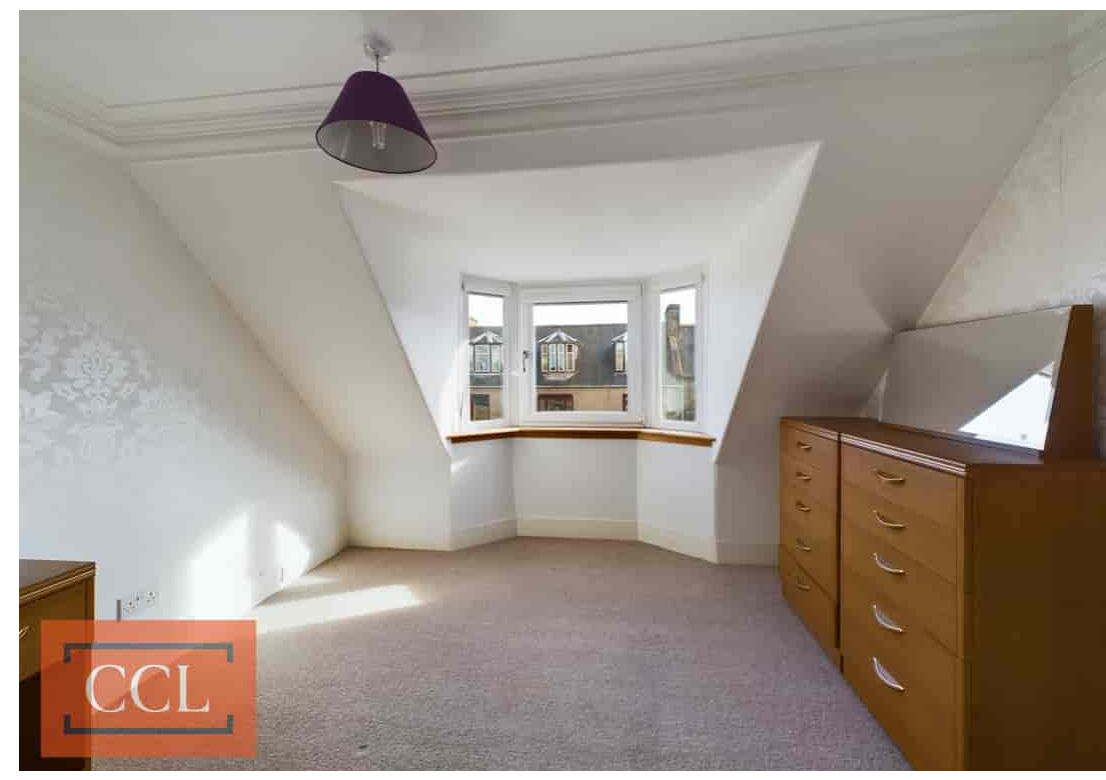
The property at 6, 8, and 10 Fife Street features front doors opening directly onto the pavement. Units 8 and 10 have rear doors providing access to two connected garages. Behind the building is a small enclosed garden. A shared driveway at the rear offers vehicle access via the Square in Dufftown. This layout combines street-front access for the retail units with practical amenities for residential use, including parking and outdoor space.













### Council Tax

8 Fife Street is Council Tax Band B

### Rateable Value

According to the Scottish Assesors website the following values apply:

6 Fife Street £1,950  
10 Fife Street £2,450

### Tenure

Scottish Equivalent of Freehold

<p style="text-align: center;"><b>Floor 0</b></p>	<p style="text-align: center;"><b>Floor 1</b></p>	
<p style="text-align: center;"><b>Floor 2</b></p>		<p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b> 243.15 m<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b> 12.35 m<sup>2</sup></p> <p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">Reduced headroom ..... Below 1.5 m</p> <p style="text-align: center;"><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.</small></p> <p style="text-align: center;"><b>GIRAFFE360</b></p>



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.