

FLAT 1, MCINTOSH BUILDINGS, MAIN STREET, LUMSDEN, HUNTLY, AB54 4JP



MurdochMcMath&Mitchell
Solicitors & Estate Agents

This spacious **FIRST FLOOR FLAT** is accessed from Main Street, Lumsden. Entered by the brown front door, continue through a pend and then turn left and proceed up a flight of outdoor stairs. Enter another door into a lobby. Flat Number 1 is the flat on the left hand side. The flat would make an ideal first time purchase and is conveniently located in the centre of the Village of Lumsden.



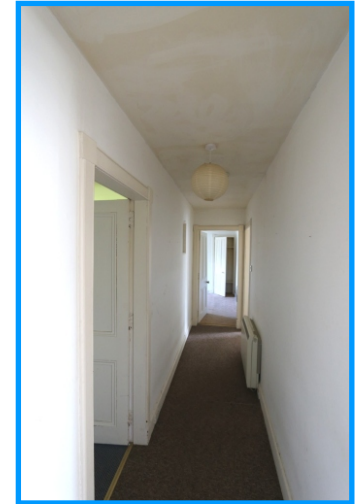
PRICE GUIDE - AROUND £75,000

HOME REPORT VALUATION - £90,000.

Lumsden is situated approximately 9 miles from Alford, 13 miles from Huntly and is within commuting distance of Aberdeen. Lumsden's amenities include a Primary School, Post Office and Garage and Community Hall. Further facilities and amenities can be found in Alford and Huntly including a wide range of Shops, Pre-School Nurseries, Primary and Secondary Schools, Golf Courses and many other leisure facilities. The surrounding area has a wide range of recreational pursuits including Skiing at the Lecht, Fishing on Trout Lochs and the Rivers Don and Deveron, Hill Walking, Horse Riding and a range of other sporting facilities.

ACCOMMODATION comprises:-

Hallway all rooms lead off the Hallway which is carpeted and has an electric storage heater. Coat hooks. "Entry" telephone.



Bathroom measuring 1.82m x 2.45m or thereby. This traditional Bathroom has a fitted bath with some tiling above. Wash hand basin. Basic medicine cabinet. W.C. Window to rear garden. Towel rail. Dimplex wall heater.



Bedroom 1 measuring 2.45m x 3.95m or thereby with electric storage heater. Cupboard housing boiler. Some shelving and window to rear.

Bedroom 2 - measuring 3.68m x 3.70m or thereby with electric storage heater. Two basic cupboards and window to rear.

Bedroom 3/Lounge - measuring 3.63m x 3.46m or thereby with electric storage heater. Tiled surround and fireplace which is presently closed off. Two shelved cupboards. Window overlooking Main Street, Lumsden. The electric meters are housed within one of the cupboards.

Living Room/Public Room

Room - measuring 3.54m x 3.69m or thereby with large walk-in cupboard. Window to Main Street. Further cupboard (presently housing washing machine) with shelving.



Kitchen measuring 2.95m x 2.01m or thereby. This is entered through the Living Room/Public Room and has a window to Main Street. There is an electric panel heater. Basic fitted wall and base units. Stainless steel sink and drainer.

FEATURES:-

EXCELLENT CENTRAL LOCATION IN VILLAGE

LIGHT AND AIRY INTERIOR

2/3 BEDROOMS

SPACIOUS ACCOMMODATION

Viewing Strictly by arrangement with Subscribers only.

Entry Early entry available.

Price Guide Around £75,000

EPC Band - E.

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering.

The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold, let or withdrawn.

The photographs appearing in this Schedule obviously shows only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

**Murdoch, McMath & Mitchell,
Solicitors & Estate Agents,
27/29 Duke Street, Huntly.
Tel: (01466) 792291.
Fax: (01466) 794280.**