

11 MAIN STREET, RHYNIE, BY HUNTLY, AB54 4HB



OFFERS OVER
£89,000
HOME REPORT
VALUATION
£95,000

We are pleased to offer for sale this **SEMI DETACHED DWELLING HOUSE** in the village of Rhynie, Aberdeenshire. 11 Main Street comprises: Entrance Hallway, Living Room, Sitting Room, Rear Hallway, Bathroom and three Bedrooms. There is a **Garage** to the rear with **off street parking** and **rear Garden**. Viewing is recommended to appreciate the accommodation on offer.



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Rhynie is located approximately 9 miles from Huntly which is the nearest Town. It enjoys the usual facilities befitting a rural Village including Primary School, Church, Shop and Doctor's Surgery. The market town of Huntly provides a wider range of recreational facilities, shops and amenities and is on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. The town is within easy commuting distance of Aberdeen and is a popular tourist centre during the summer months giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth. There are a wide range of Shops, Educational Establishments, Churches, Hospital and Sports Facilities (including golf, fishing on the rivers Deveron and Bogie, bowling, cricket, and many more).

The Accommodation Comprises:

11 Main Street is entered through a doorway which leads into the Entrance Hallway.

Entrance Hallway

The Hallway has doors leading to further accommodation. Staircase to Upper Floor. Door leading to the Rear Hallway. Radiator.

Living Room – Measuring 4.34m by 3.64m or thereby

Window to the front. Alcove with shelves. Fireplace with electric fire and wooden surround and mantle. Radiator.



Sitting Room – Measuring 3.82m by 3.63m or thereby

Window to the front. Built in cupboard housing the boiler and water tank. Radiator. Door leading through to the Kitchen.



Kitchen – Measuring 3.70m by 2.88m or thereby

Fitted wall and base units with integrated oven and hob. Stainless steel sink with mixer tap and drainer. Tiling behind the worktops. Space for appliances. Radiator. Doors leads through to the Rear Hallway



Rear Hallway

The Rear Hallway has a door to the Bathroom and door leading to the Rear Garden. There is an under stair cupboard with coat hooks.



Bathroom – Measuring 1.98m by 1.91m or thereby

The Bathroom comprises a three piece coloured suite comprising: W.C., pedestal wash hand basin and bath with shower overhead. Tiles. Window to the rear. Radiator.



Upper Floor

A carpeted staircase leads to the Upper Floor Landing with a window at the mid Landing. Doors to the three Bedrooms. There is built in storage at the top of the stairs providing ample storage space.



Bedroom One – Measuring 4.13m by 3.53m or thereby

Window to the front. Coombed ceilings. Radiator.



Bedroom Two – Measuring 4.13m by 2.69m or thereby

Window to the front. Coombed ceilings. Radiator.



Bedroom Three – Measuring 2.38m by 2.37m or thereby

Single Bedroom with a window to the rear. Radiator. Small hatch.



Outside

To the rear of 11 Main Street is a garden laid with paving. There is a **Garage** with off street parking available at the front of the Garage.



FEATURES

- **SEMI DETACHED DWELLING HOUSE**
- **THREE BEDROOMS**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **REQUIRES MODERNISATION**
- **GARAGE**
- **OFF STREET PARKING**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £89,000

Entry: By Mutual Arrangement



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 show 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.

E. & O.E.

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