

# 11 PARK STREET NORTH, HUNTLY, AB54 8HY



We are delighted to offer for sale this **SEMI DETACHED DWELLING HOUSE** situated in the Town of Huntly. 11 Park Street North comprises: two double Bedrooms, Living Room, Dining Kitchen and Shower Room. The property is well maintained throughout and low maintenance gardens to the front and rear. There is off street parking and a **Single Garage** with **Workshop / Store Room** at the rear. Viewing is highly recommended to appreciate the location and accommodation.

**OFFERS OVER £145,000**

**HOME REPORT**

**VALUATION £145,000**



**MurdochMcMath & Mitchell**  
Solicitors & Estate Agents

Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community Hospital, a choice of major Supermarkets and Sports and Leisure Facilities (including dining out, golf, fishing on the rivers Deveron and Bogie, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more). There is Primary and Secondary Education at the well regarded Gordon Schools. The town has a visible history with lovely traditional architecture, National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.

**The Accommodation Comprises:**

11 Park Street North is entered through a partially glazed door into the **Entrance Hallway**. There is a carpeted staircase leading to the Upper Floor and a door leading into the Living Room. Radiator. Meter box.



**Living Room – Measuring 4.41m by 3.65m or thereby**

The spacious Living Room has a large window to the front. Alcove. Large radiator. Built in cupboard with shelves. There is a door leading to the Dining Kitchen.



### **Dining Kitchen – 4.91m by 2.64m or thereby**

The bright and modern Dining Kitchen is situated to the rear of the property with an outlook over the rear garden. Ample wall and base units. Stainless steel one and a half bowl sink with mixer tap and drainer. Breakfast bar. Integrated grill and oven. Integrated fridge. 5 ring gas hob with extractor hood. Large cupboard with shelving providing ample storage space and houses the boiler. Upright radiator. Door to the rear garden. Door to the side of the property. Matwell. Spotlights. Modern flooring.



## Upper Floor

A fully carpeted staircase leads to the Upper Floor Landing. Hatch to the loft. Window to the side. Radiator.



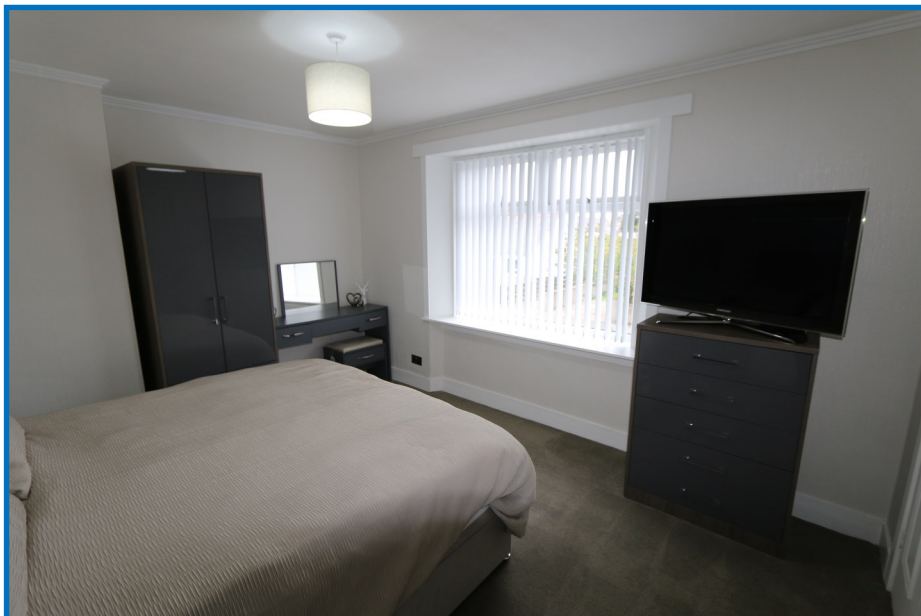
## Shower Room – Measuring 1.98m by 1.66m or thereby

Modern Shower Room with a window to the side. The Shower Room comprises: Shower cubicle with wet wall panelling, fixed and flexible shower heads, a vanity unit incorporating the W.C. and wash hand basin. Light up touch mirror. Heated towel rail. Extractor fan.



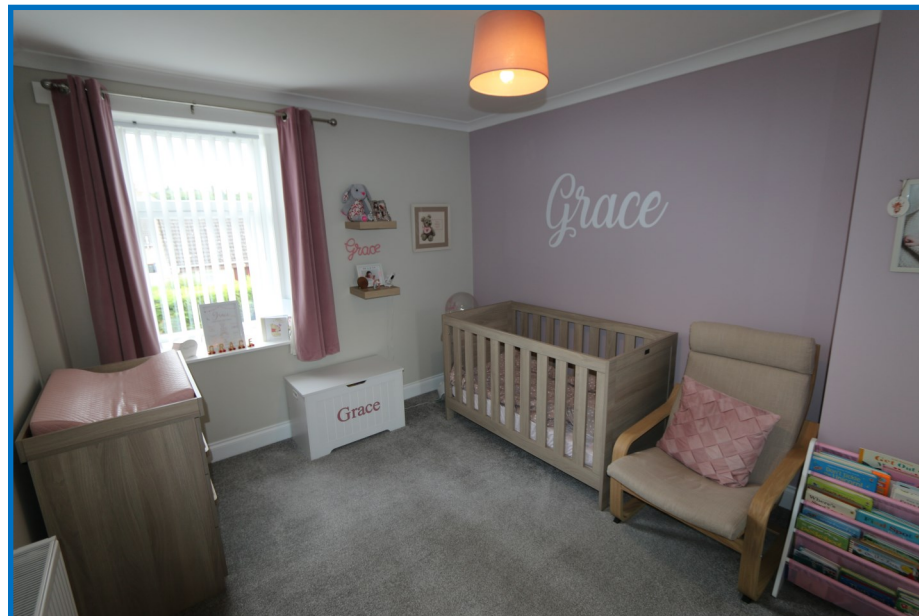
**Bedroom One – Measuring 4.12m by 3.27m or thereby**

Spacious double bedroom with a large window to the front. Double door fitted wardrobe with hanging rail and shelves. Radiator.



**Bedroom Two – Measuring 3.49m by 3.00m or thereby**

Double Bedroom with a window to the rear. Triple sliding door wardrobe with hanging rail and shelves. Radiator.



## Front Garden

The Front Garden is fully tarred providing off street parking. There is spacious **Single Garage measuring 6.02m by 3.11m** with an up and over door. There is a workshop/store at the rear of the Garage measuring 3.10m by 1.72m or thereby. The Garage has power and lighting.



## Rear Garden

The Rear Garden has a large patio area ideal for outdoor entertaining. There is an area of chipped stones to the side. Area of lawn to the rear with area of shrubs. Outside water tap.



## **FEATURES**

- **SEMI DETACHED DWELLING HOUSE**
- **TWO DOUBLE BEDROOMS**
- **WELL MAINTAINED THROUGHOUT**
- **MODERN KITCHEN, SHOWER ROOM AND DECORATION THROUGHOUT**
- **SINGLE GARAGE**
- **OFF STREET PARKING**
- **ENCLOSED REAR GARDEN**
- **VIEWINGS HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £145,000

**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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