

12 TORRY STREET, HUNTLY, AB54 8HD



FIXED PRICE £75,000

HOME REPORT

VALUATION £90,000

We are delighted to offer for sale this **DETACHED DWELLING HOUSE** in the Town of Huntly. 12 Torry Street comprises: two double Bedrooms, Living Room, Shower Room and Kitchen. Viewing is highly recommended.

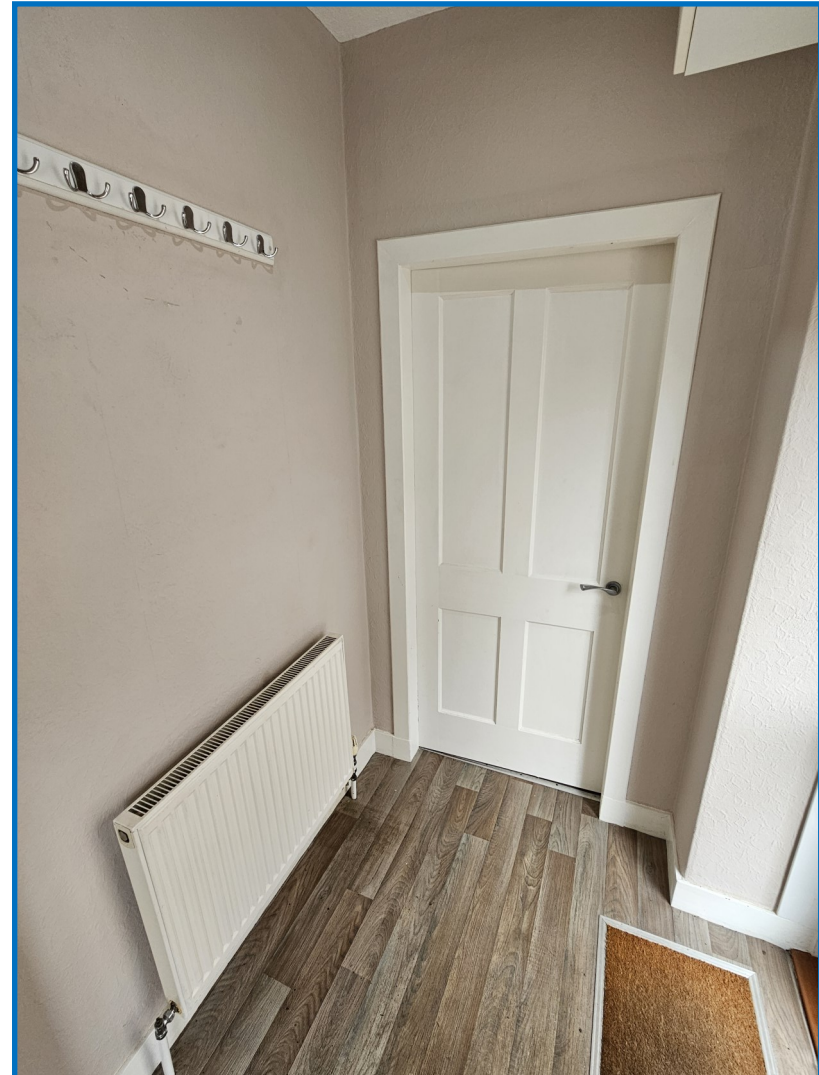


MurdochMcMath&Mitchell
Solicitors & Estate Agents

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:

12 Torry Street is entered through a glazed door into the **Entrance Vestibule**. There is a matwell and doors leading to Bedroom One and the Living Room. Coat hooks and radiator.



Bedroom One – Measuring 3.77m by 2.81m or thereby

Bedroom One has a window to the front and to the side. There is a mirrored wardrobe with double sliding doors, hanging rail and shelves.



Living Room – Measuring 3.97m by 3.53m or thereby

The Living Room has a window to the front. Hatch to the floored loft which has lighting and the Combi Boiler. Radiator. A doorway leads into the **Inner Hallway** with a door to the Shower Room and Kitchen. There is a built in cupboard with shelves. Window to the front.



Shower Room – Measuring 2.36m by 1.58m or thereby

The Shower Room has a window to the rear. W.C., wash hand basin with storage below. Shower cubicle with shower above and wet walling. Heated towel rail. The Shower Room has electric underfloor heating. Humidistat fan.

Kitchen – Measuring 3.29m by 2.59 or thereby

Ample wall and base units with stainless steel one and a half bowl sink with drainer and mixer tap. Integrated oven with hob above and extractor fan. Space for appliances. There is tiling behind the worktops. Radiator. A door leads into Bedroom Two.



Bedroom Two – Measuring 4.14m by 3.37m or thereby

Bedroom Two has a window to the front and small window to the side. Radiator.



There is a small lane to the side of the property and along the rear to allow access for maintenance and storage of the refuse bins.



FEATURES

- **DETACHED DWELLING HOUSE**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **GAS FIRED CENTRAL HEATING**
- **VIEWING RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Fixed Price £75,000

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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