

13 GEORGE STREET, HUNTLY, AB54 8BT



We are pleased to offer for sale this **SEMI DETACHED DWELLING HOUSE** within walking distance of the Town Centre of Huntly. 13 George Street provides spacious accommodation and has three bedrooms with an enclosed rear garden. There is on street parking with access to a Single Garage at the rear. The property benefits from **ECO-FRIENDLY UPGRADES** having been carried out and has been **RECENTLY REDECORATED**. The property benefits from **SOLAR PANELS**, insulation to the loft and exterior walls. **VIEWING IS HIGHLY RECOMMENDED**.

OFFERS OVER £195,000

HOME REPORT VALUATION

£220,000



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:

13 George Street is entered through a partially glazed door which leads into the **Hallway**. There is a built-in cupboard and doors leading to the Kitchen, Bathroom and Living Room. There is a staircase leading to the Upper Floor.

Kitchen – Measuring 3.07m by 3.04m or thereby

Fitted Kitchen with ample wall and base units with tiled splashback. One and a half bowl sink with mixer tap and drainer. Extractor hood. Window to the front. Panel heater. A glazed door leads into the Utility Room. Spotlights. Space for appliances.



Utility Room – Measuring 3.05m by 1.37m or thereby

Ample space for appliances. Door leading to the rear garden. Window to the rear. Spotlights.



Bathroom with Shower – Measuring 3.50m by 1.99m or thereby

Four piece white suite with bath, pedestal wash hand basin, W.C. and shower. Window to the rear. Heated towel rail. Tiled flooring. Spotlights.



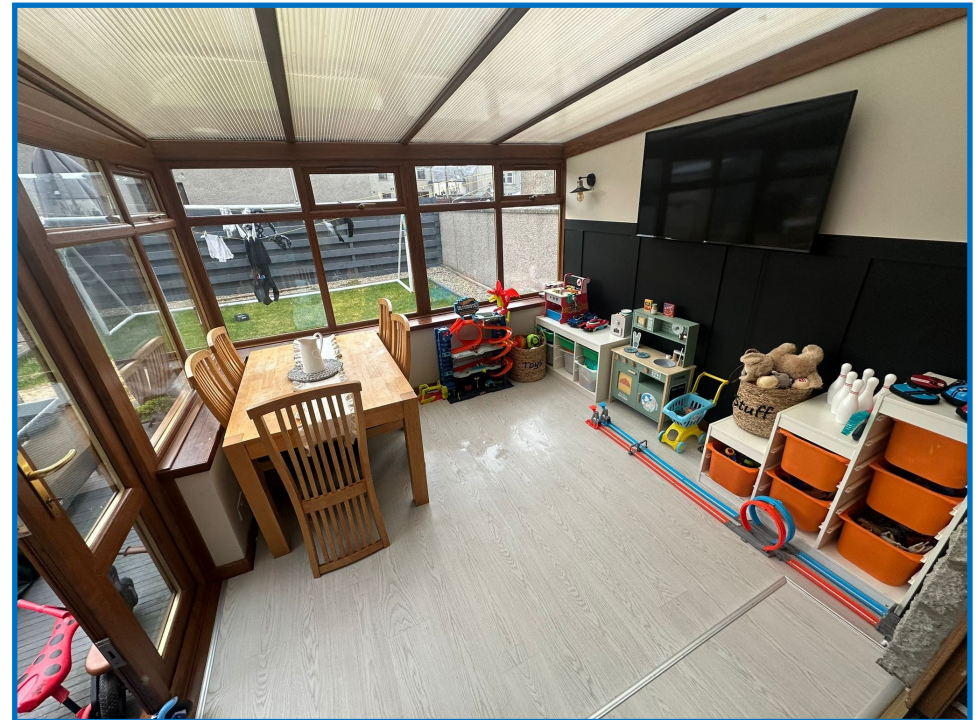
Living Room – Measuring 4.58m by 3.65m or thereby

Spacious Living Room with a window to the front and glazed doors leading into the Conservatory. Panel heater. Wall lights.



Conservatory – Measuring 3.50m by 3.32m or thereby

Double patio doors lead to the rear garden. Tiled flooring. Wall lights



Upper Floor

Carpeted staircase with wooden banister leads to the Upper Floor. Doors leading to the three bedrooms. Window to the rear. Panel heater. Hatch to the Loft which is floored. There may be potential of extending upwards but this would be conditional upon application to Aberdeenshire Council for Planning Permission and Buildings Warrant. Investigations with the relevant Authorities should be undertaken as **NO GUARANTEES / WARRANTIES** can be given as to whether or not any Permissions would be granted.

Bedroom One – Measuring 4.63m by 3.13m or thereby

Spacious double bedroom with a window to the front. Built in cupboard and wardrobe. Panel heater.



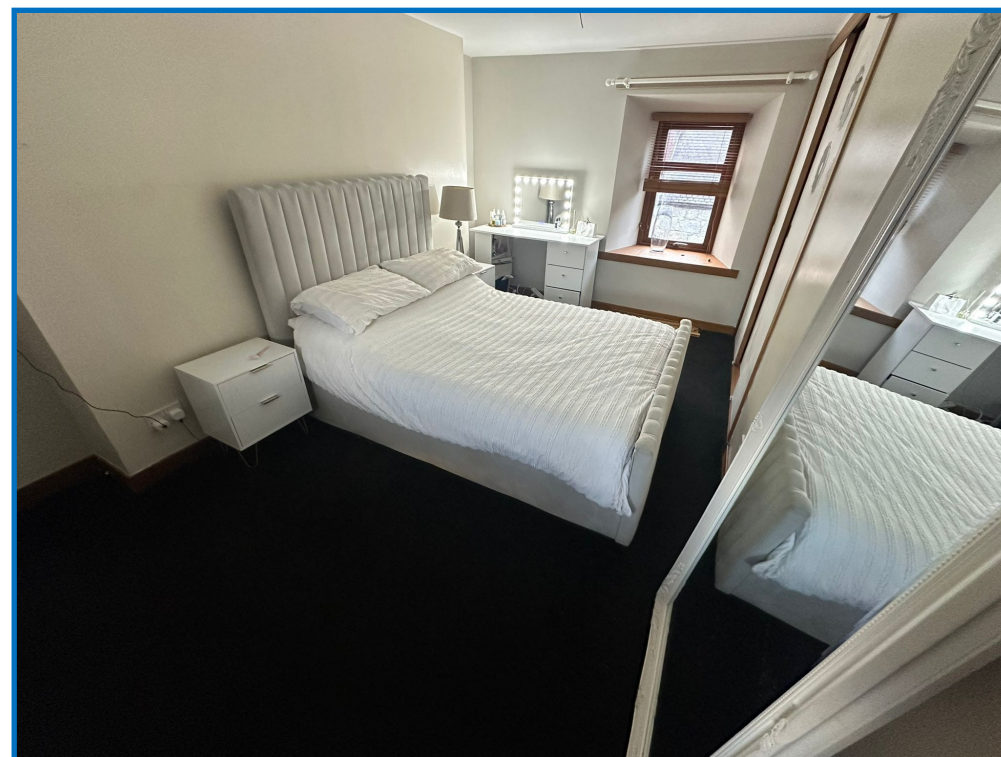
Bedroom Two – Measuring 3.67m by 2.61m or thereby

Window to the front. Built in wardrobe. Panel heater. Spotlights.



Bedroom Three – Measuring 4.65m by 2.44m or thereby

Spacious double bedroom with a window to the front and rear. Built in wardrobe. Panel heater. There is a cupboard with shelves as you enter Bedroom Three with a hatch to the loft.



Outside

The rear garden is enclosed with a gate leading from George Street up the side of the property. There is an area of decking ideal for outdoor entertaining. Area of lawn. Large patio area with shed. Washing line. There is a Single Garage to the rear of the property



FEATURES

- **SEMI DETACHED DWELLING HOUSE**
- **THREE BEDROOMS**
- **SPACIOUS LIVING ACCOMMODATION**
- **ENCLOSED REAR GARDEN**
- **SINGLE GARAGE TO THE REAR**
- **REDECORATED THROUGHOUT**
- **ECO-FRIENDLY RENOVATIONS**
- **EPC BAND RATING B**
- **8 LARGE SOLAR PANELS**
- **INSULATION TO THE LOFT AND EXTE-
RIOR WALLS.**
- **CLOSE TO TOWN CENTRE**



Viewing: By Arrangement with subscribers

Price Guide: Offers Over £195,000

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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