

14 CLASHMACH VIEW, HUNTLY, AB54 8PW



OFFERS OVER
£85,000

HOME REPORT
VALUATION £85,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Located in the heart of a very popular residential development this **END TERRACED** property enjoys the benefit of a large attractive Front Garden and accommodation on one level. The Front Garden has ornamental shrubs and plants and is attractive.

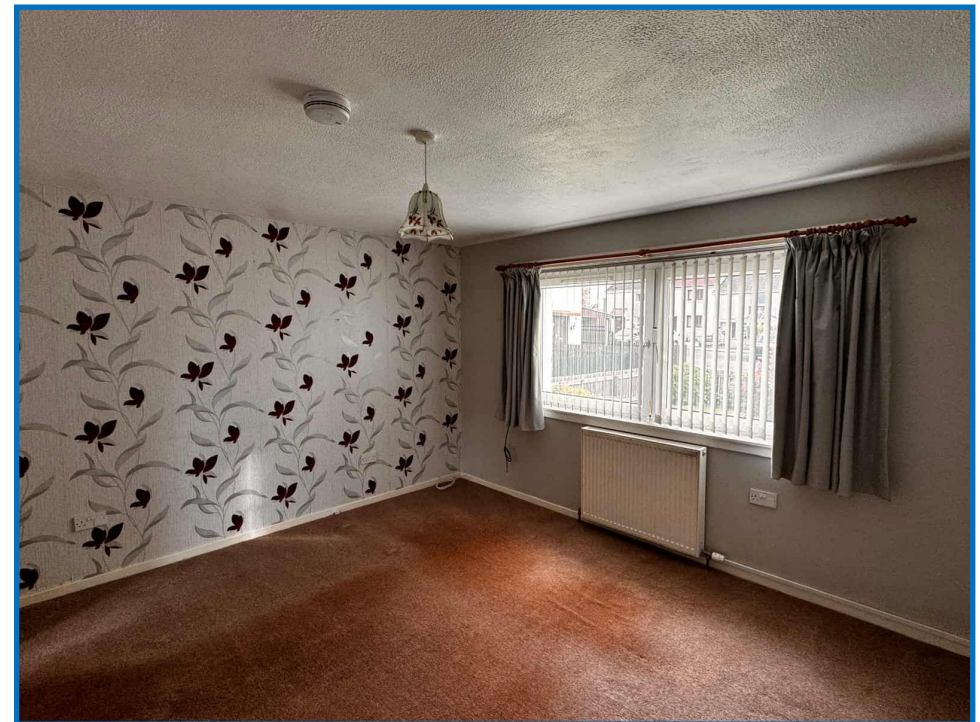
Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community 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:

The property is entered through a modern, partially glazed doorway which leads into the Hall which most rooms lead off. There is a large walk-in cupboard with shelving and coat hooks. This cupboard houses the meters. In the Hallway there is a hatch to a partially floored loft.

Living Room – Measuring 4.27m by 3.51m or thereby

The Living Room is entered through a partially glazed doorway and there is a window overlooking the attractive front garden. Radiator.



Kitchen – Measuring 2.78m by 2.94m or thereby

The Kitchen is fully fitted with a range of wall and base units. There is a stainless steel sink, drainer and mixer tap. There is a window to the rear. A partially glazed doorway leads out to the Rear Garden. The cooker, washing machine and fridge freezer are included in the sale (if required) but no guarantees are given regarding these freestanding items.



Shower Room – Measuring 1.68m by 2.00m or thereby

To the left of the Hallway is a Shower Room. There is a fully tiled shower cubicle with “Mira Sport” shower. There is a cupboard. Radiator. The Shower Room is tiled to dado level. Pedestal wash hand basin and W.C. Window to front and mirrors.



Bedroom One – Measuring 2.79m by 3.48m or thereby

This room has a window to the rear. Wardrobe with mirrored doors along one wall. There is a radiator and a large cupboard.



Outside

To the front the Garden has a particularly attractive lawn with centre feature shrub/tree. Round the edges are flower borders/shrub borders which are well stocked. Paving leads through to the rear garden gate. The Rear Garden is low maintenance and paved. There are two garden sheds which are included in the sale. Both these sheds have power. Rotary clothes drier.



FEATURES

- END TERRACED PROPERTY
- ACCOMMODATION ON ONE LEVEL
- ONE BEDROOM
- ATTRACTIVE FRONT GARDEN
- IDEAL FOR ELDERLY PERSON OR COUPLE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £85,000

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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