

15 CASTLE PARK ROAD, HUNTLY, AB54 8HU



OFFERS AROUND

£105,000

HOME REPORT

VALUATION

£105,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this well presented **GROUND FLOOR FLAT** located in a quiet area in a well established and popular residential area of Huntly. 15 Castle Park Road has two Bedrooms and provides spacious accommodation within. The property benefits from a shared garden, drying green and an allocated parking space. Viewing is highly recommended to appreciate the surrounding green open spaces.

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:

A partially glazed door with security entry system leads into the communal Hallway. There is a shared storage cupboard. Number 15 is located to the left.



Hallway

A door opens into the Hallway with doors leading to further accommodation. Large storage cupboard with shelves. Security intercom. Storage Heater.



Living Room – Measuring 5.12m by 3.88m or thereby

The spacious Living Room has two windows and a door into the Kitchen. Storage heater.



Kitchen – Measuring 2.93m by 2.87m or thereby

The modern Kitchen is fitted with wall and base units. Window. Space for appliances – the fridge and washing machine are included in the sale. There is an integrated oven with hob and extractor above. Attractive tiling above the modern worksurfaces. Stainless steel sink with mixer tap and drainer. Tiled flooring. Heater. Large airing cupboard with hot water tank and shelf.



Bathroom – Measuring 2.14m by 1.96m or thereby

The modern Bathroom comprises W.C., wash hand basin with cupboard below and bath with screen and shower over. Tiling. Shelf and mirrored cabinet. Attractive flooring



Bedroom One – Measuring 3.23m by 3.17m or thereby

There is a window to the side. Mirrored built in wardrobe with double sliding doors with rail and shelf. Panel heater.



Bedroom Two – Measuring 2.93m by 2.91m or thereby

There is a window to the rear. Two built in wardrobes with rail and shelf. Panel heater.



Outside

15 Castle Park Road has shared garden ground which is laid with lawn. There is a path leading to a communal drying green with individual rotary clothes dryer. There is an allocated parking space to the front of the property.



FEATURES

- **GROUND FLOOR FLAT**
- **TWO BEDROOMS**
- **WELL MAINTAINED THROUGHOUT**
- **SPACIOUS ACCOMMODATION**
- **COMMUNAL GARDEN GROUNDS WITH DRYING GREEN**
- **ELECTRIC AND STORAGE PANEL HEATERS**
- **ALLOCATED PARKING SPACE**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £105,000

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.

**Murdoch, McMath & Mitchell,
Solicitors & Estate Agents,
27/29 Duke Street, Huntly.
Tel: (01466) 792291**