

17 NELSON STREET, HUNTLY, AB54 8DF



We are delighted to offer for sale this **SELF CONTAINED GROUND FLOOR FLAT** situated close to the Town Centre of Huntly. 17 Nelson Street comprises: Entrance Hall, Living Room, Two Bedrooms, Kitchen, Shower Room and Rear Hall. Viewing is highly recommended.

OFFERS OVER £75,000

HOME REPORT VALUATION £75,000



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:

17 Nelson Street is entered through a partially glazed door leading into the Entrance Hall with doors leading to further accommodation. Matwell. Coat hooks. Small radiator.



Living Room – Measuring 4.46m by 3.51m or thereby

The Living Room is entered through a partially glazed doorway. Window to the front. Two radiators. Fireplace housing electric fire. Further partially glazed doorway leading to the Rear Hall.



Rear Hallway

The Rear Hallway has a door to the rear and doors leading to the Shower Room and Kitchen. Coat hooks. Radiator.



Shower Room – Measuring 2.94m by 2.06m or thereby

The Shower Room comprises: - W.C., shower cubicle and wash hand basin with cupboard below. Window to the rear. Radiator.



Kitchen – Measuring 3.04m by 3.02m or thereby

A partially glazed door leads from the Rear Hall into the Kitchen. There is a window to the rear. Modern wall and base units. Integrated fridge and oven. Electric hob with extractor hood above. Space for appliances. 1 ½ half bowl sink with mixer tap and drainer. Built in cupboard housing the boiler.

Bedroom One – Measuring 4.45m by 3.59m or thereby

Spacious double bedroom with a window to the front. Built in cupboard with shelves. Radiator. Window to the front. Radiator.



Bedroom Two – Measuring 3.24m by 2.69m or thereby

Window to the rear. Radiator.



FEATURES

- **SELF CONTAINED GROUND FLOOR FLAT**
- **TWO BEDROOMS**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO TOWN CENTRE**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £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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