

23A OLD ROAD, HUNTLY, ABERDEENSHIRE, AB54 8JH



OFFERS OVER
£100,000

HOME REPORT
VALUATION £100,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are pleased to offer for sale this bright **FIRST FLOOR FLAT** within walking distance of the Town Centre of Huntly. The property has two spacious Bedrooms, Kitchen, Living Room, Entrance Vestibule and Hallway. 23A Old Road has a private area of garden ground, concrete outbuilding and benefits from a private area of drying green and shared area to the rear of the garden ground. Viewing is highly recommended to appreciate the accommodation within.

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:

Entrance Vestibule – Measuring 1.39m by 1.15m or thereby

23A Old Road is entered from the rear of the building. Steps lead up to the partially glazed door into the property. Matwell. Coat hooks. There is a curtain leading to the **Hallway**.



Hallway

There is a hatch to the loft within the Hallway. Radiator. Doors leading to further accommodation.



Kitchen – Measuring 3.95m by 2.39m or thereby

Modern Kitchen with ample wall and base units with a window to the rear. Integrated fridge / freezer, dishwasher, oven with hob above and extractor fan. There is also an integrated washing machine. Stainless steel sink with mixer tap and drainer. Radiator. Radiator.



Living Room – Measuring 3.93m by 3.65m or thereby

Bright Living Room with a window to the front. Alcove with cupboard below. Radiator.



Bathroom – Measuring 2.26m by 1.39m or thereby

The Bathroom comprises: W.C., Bath with shower over and wet wall panels. Sink within a vanity unit. There is a mirror. Heated towel rail. Frosted window to the front.



Bedroom One – Measuring 4.08m by 3.66m or thereby

This bright, spacious Bedroom has a window to the front. Built in cupboard with shelves and housing the meters. Radiator.



Bedroom Two – Measuring 4.41m by 2.41m or thereby

There is a window to the rear. Radiator.



Outside

23A Old Road is accessed from Old Road through a pathway leading to the rear. There is an area of private garden ground belonging to 23A Old Road and an area of shared drying green to the rear. There is a concrete outbuilding ideal for storage belonging to 23A Old Road.



FEATURES

- **SPACIOUS FIRST FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **MODERN KITCHEN**
- **PRIVATE GARDEN AREA AND SHARED DRYING GREEN**
- **EXCELLENT, BRIGHT, WELL PRESENTED FLATTED DWELLING HOUSE WITH IT'S OWN SEPARATE ENTRANCE**
- **ALL FURNITURE AVAILABLE BY SEPARATE NEGOTIATION**
- **VIEWING HIGHLY RECOMMENDED**



Viewing: By Arrangement with subscribers

Price Guide: Offers Over £100,000

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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