

26 NELSON STREET, HUNTLY, AB54 8DF



We are delighted to offer for sale this **SELF CONTAINED GROUND FLOOR FLAT** within walking distance of Huntly Town Centre. 26 Nelson Street is a one bedroom flat offering spacious accommodation and access to the rear communal garden grounds from the Dining Kitchen. Viewing is highly recommended to appreciate the accommodation on offer.

OFFERS OVER £75,000

HOME REPORT VALUATION £80,000



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:

26 Nelson Street is entered through a partially glazed door leading into the spacious Hallway.

The **Hallway** has doors leading to the Bedroom, Bathroom and Living Room. Radiator. Coathooks.



Living Room – Measuring 3.97m by 3.45m or thereby

The Living Room has a window to the front. There is a Multi Fuel stove. Alcove with cupboard below. Radiator. There is a door leading into the Dining Kitchen.



Dining Kitchen – Measuring 3.32m by 2.58m or thereby

The Dining Kitchen has wall and base units. There is space for appliances. Gas hob. Stainless steel sink with mixer tap and drainer. Integrated electric oven. Breakfast bar. A glazed door leads to the rear Communal Gardens.



Bedroom – Measuring 3.42m by 2.56m or thereby

The Bedroom has a window to the front. There is a built in cupboard with shelves. There is a walk in cupboard fitted with shelves and houses the boiler, this provides ample storage space and has a strip light.



Bathroom with Shower – Measuring 2.59m by 2.47m or thereby

Spacious Bathroom comprising: Shower with wet wall panels, Bath, W.C. and Wash Hand Basin with cupboards below. There is a window to the rear. Tiling to dado height. Radiator.



Rear Garden

There is a well maintained share garden area with communal path around and shed belonging to 26 Nelson Street.

FEATURES

- **SELF CONTAINED GROUND FLOOR FLAT**
- **ONE BEDROOM**
- **SPACIOUS ACCOMMODATION WITHIN WELL MAINTAINED**
- **COMMUNAL GARDENS TO THE REAR WITH SHED**
- **FURNITURE AVAILABLE THROUGH SEPARATE NEGOTIATION**
- **VIEWING HIGHLY RECOMMENDED**

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.

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