

27 CHURCH STREET, HUNTLY



OFFERS OVER
£350,000
HOME REPORT
VALUATION
£350,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

27 Church Street is a beautifully presented five bedroom **SUPERIOR DETACHED DWELLING HOUSE** and is for sale in a superb location in the Town of Huntly. The property provides spacious family accommodation on two floors with a newly built extension to the rear. 27 Church Street provides off street parking with a **Single Garage** to the rear and a walled rear Garden. Viewing is highly recommended to appreciate the spacious accommodation and the beautiful presentation of this property.

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, a Cinema, 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:

27 Church Street is entered through a doorway into the **Entrance Vestibule which measures 2.09m by 1.88m or thereby.** There is a bench with storage below, coat hooks and shelf above. Tiled flooring. Matwell. A glazed doorway with feature stained glass window leads into the Hallway.



Hallway

The bright Hallway with attractive wooden flooring has doors leading to further accommodation and a staircase leading to the Upper Floor. There is a large under stair cupboard which provides ample storage space. Dado rail. Radiator.



Front Living Room – Measuring 4.25m by 4.16m or thereby

Partially glazed double doors lead into the Living Room which has a UPVC Sash and case window to the front overlooking Church Street with working wooden shutters. Fireplace with stone hearth and surround. Alcove with light. Radiator.



Dining Room – Measuring 4.22m by 3.55m or thereby

The Dining Room has a window to the front overlooking Church Street with working wooden shutters. There is an alcove with display unit above and cupboard below. Fireplace with stone hearth and surround. Radiator. There is a pocket sliding door leading to the Dining Kitchen.



Dining Kitchen – Measuring 4.13m by 3.74m or thereby

The modern and bright Dining Kitchen has wall and base units with an integrated full size fridge, dishwasher, Neff oven with grill and 5 ring Neff gas hob with extractor hood above. One and a half bowl stainless steel sink with mixer tap and drainer. Attractive tiling. Undercounter spotlights. Breakfast bar. There is a window to the rear. Radiator. A door leads through to the rear of the Hallway.



Library / Bedroom Five – Measuring 4.24m by 3.07m or thereby

This room is currently used as a Snug / Library however it could be used as a Bedroom.
There is a window overlooking the secluded outdoor area. Radiator.



Shower Room – Measuring 2.09m by 1.55m or thereby

The Shower Room comprises: W.C., electric Shower with tiling and pedestal wash hand basin. Window to the side. Radiator.



Rear Hallway

The spacious Rear Hallway has doors leading to the Sun Lounge, Shower Room, Utility Area and a door to the rear garden. The **Utility Area** has wall units and a base unit. Stainless steel sink with mixer tap. Space for appliances. There are floor to ceiling cupboards which house the boiler providing Gas Central Heating and an airing area for clothes.



Sun Lounge – Measuring 4.56m by 4.17m or thereby

The Sun Lounge has French doors leading to the rear patio area which is ideal for entertaining. Windows to the side providing ample light. Two velux windows. Radiator. There is a glazed door leading to the Wine Bothy.





The Wine Bothy – Measuring 3.15m by 1.96m or thereby

Shelving and bar area with space for appliances. Tiled flooring. There is a door leading to a secluded outdoor area. This delightful area is fully enclosed and has outdoor power.



Upper Floor

A carpeted stairway leads to the Upper Floor. The stairway splits with stairs leading to either side. To the left side is Bedroom Four, the Family Bathroom and two built in cupboards providing storage. Velux window. To the right there is a large Landing with access to Bedrooms Two, Three and the Master Bedroom. Hatch to the loft which is floored and has lighting.



Master Bedroom with En-Suite and Dressing Room – Measuring 4.28m by 3.29m or thereby

The Master Bedroom has a window to the front. Radiator. A door leads through into the **Dressing Room – Measuring 3.09m by 2.29m or thereby.** The Dressing Room has shelving and hanging rails to one side. Window to the rear. There are two low level cupboards providing storage. Radiator. A door leads through to the **En-Suite Shower Room – Measuring 2.20m by 1.82m or thereby.** The En-Suite Shower Room comprises: W.C., wash hand basin with storage below and rainforest style shower with screen. Tiled floor and walls.



Bedroom Two– Measuring 3.59m by 3.16m or thereby

Bedroom Two has a window to the front. There is a double mirrored wardrobe with sliding doors, hanging rail and shelves. Radiator.



Bedroom Three – Measuring 4.27m by 2.36m or thereby

Bedroom Three has a window to the rear overlooking the rear garden. Radiator.



Bedroom Four– Measuring 3.38m by 1.83m or thereby

This Bedroom has a Velux window. Radiator.



Family Bathroom – Measuring 4.31m by 1.86m or thereby

The spacious and recently renovated Family Bathroom comprises: W.C, pedestal wash hand basin and large bath with tiling and shower screen. There is a window to the side. Radiator. Space for storage unit.



Outside

The property is entered through a gate leading from Church Street along a path leading to the front door. To either side there are chipped stones with mature shrubs. There is a driveway at the side of the property leading to the **Single Garage – measuring 7.67m by 3.67m or thereby.** The Garage has an “up and over” door with a separate entrance door at the side. It is served with power and lighting and benefits from a vehicle Inspection Pit. There is an outside water tap. Walled Garden which gets the sunshine all afternoon in the Summer months.

At the rear of the property is a large patio area with outdoor kitchen space and dining ideal for entertaining. Large area of lawn to the rear.



FEATURES

- **DETACHED FAMILY DWELLING HOUSE**
- **FIVE BEDROOMS**
- **THREE RECEPTION ROOMS**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **SINGLE GARAGE WITH VEHICLE INSPECTION PIT**
- **OFF STREET PARKING**
- **LARGE ENCLOSED REAR GARDEN**
- **TWO PATIO AREAS IDEAL FOR OUTDOOR ENTERTAINING**
- **NEW SUN LOUNGE AND WINE BOTHY IDEAL FOR ENTERTAINING**
- **VIEWING HIGHLY RECOMMENDED**



Viewing: By Arrangement with subscribers

Price Guide: Offers Over £350,000

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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