

# 3 ARNHALL COTTAGES, HUNTLY, AB54 4UQ



We are delighted to offer for sale this **END TERRACED DWELLING HOUSE** located 0.5 miles from the Town of Huntly. The property sits within a large plot providing ample off road parking, Single Garage and enclosed rear garden. The property has two bedrooms, kitchen, living room, hallway and a shower room. Viewing is highly recommended to appreciate the location and accommodation within.

**OFFERS OVER £115,000**

**HOME REPORT**

**VALUATION £120,000**



**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:**

3 Arnhall Cottages is entered through a glazed door with glazed side panel which leads into the Hallway. There is a carpeted staircase leading to the Upper Floor and a door to the Living Room. There is a cupboard. Coathooks and radiator.

**Living Room – Measuring 6.09m by 3.33m or thereby**

Spacious Living Room with a large window to the front and window to the rear. A door leads into the Kitchen. Two radiators.





### Kitchen 2.97m by 2.84m or thereby

The Kitchen has ample wall and base units. Window to the rear and door leading to the side of the property. Stainless steel sink with mixer tap and drainer. Hob with oven below and extractor hood above. Built in cupboard with shelves. Radiator.



### Upper Floor

A carpeted staircase leads to the Upper Floor. Radiator. Doors leading to the two Bedrooms and Shower Room. Hatch to the loft.



### **Bedroom One – Measuring 3.68m by 2.93m or thereby**

Spacious double Bedroom with a large window to the front overlooking the countryside. Wardrobe with mirrored sliding doors, hanging rail and shelves. Built in cupboard with shelves. Second built in cupboard housing the water tank. Radiator.



### **Bedroom Two – Measuring 3.34m by 3.09m or thereby**

Double Bedroom with a built in wardrobe with mirrored sliding doors, hanging rail and shelves. Window to the rear. Radiator.





### **Shower Room – Measuring 1.93m by 1.65m or thereby**

Modern Bathroom with window to the rear. Wet wall panels surround the shower. Large heated towel rail. W.C., pedestal wash hand basin and shower cubicle with “Mira Sport” shower above. Spotlights.



### **Front Garden**

The Front Garden has lawn to one side and driveway to the other providing ample off street parking for several vehicles. There is a Single Garage with “up and over” door and store at the rear.



## Rear Garden

Area of lawn with rotary clothes drier. Outside tap. Oil tank.



Views across the countryside





## **FEATURES**

- **END TERRACED DWELLING HOUSE**
- **TWO BEDROOMS**
- **GARDENS TO FRONT AND REAR**
- **SINGLE GARAGE**
- **AMPLE OFF ROAD PARKING**
- **OIL FIRED CENTRAL HEATING**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £115,000

**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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