

# 31 GEORGE STREET, HUNTLY, ABERDEENSHIRE, AB54 8BX



We are delighted to be able to offer for sale this conveniently located **SEMI DETACHED DWELLING HOUSE** located close to the Town Centre in Huntly. This is a deceptively spacious two storey semi detached dwelling house located in an established residential area in the popular market Town, offering easy access to the A96 trunk road, between Aberdeen and Inverness. It offers good sized accommodation on two floors and there is a **Single Garage** and garden ground to the rear.

**OFFERS OVER £159,000**

**HOME REPORT VALUATION**

**£165,000**



**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, cinema, 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:**

The property is entered by a side door off George Street which leads into an Entrance Hallway. The **Entrance Hallway** has a stairway leading to the Upper Floor which is carpeted.

### **Dining Kitchen – Measuring 5.19m by 3.44m or thereby**

To the right of the Entrance Doorway is a large Dining Kitchen which has two windows to the front. This large and spacious Kitchen has a wide selection of wall and base units. There is a feature wooden ceiling with beams. Kitchen island with gas hob and cupboards. Radiator. There are two windows overlooking George Street. Linoleum flooring. All fitted appliances in the Kitchen are included in the sale but no guarantees are given as to the working order or otherwise of these appliances.



### Living Room – Measuring 4.29m by 4.67m or thereby

The Living Room has at its centre point a large marble fireplace with marble hearth, surround and mantle. There are dual aspect windows to the side and rear. Chandelier and ceiling rose.



### Utility Room – Measuring 3.24m by 2.10m or thereby

A fifteen pane glazed doorway to the left of the Entrance Doorway leads through into the Utility Room. The Utility Room has a selection of base units and work surfaces. There is a window to the side of the property. Stainless steel sink and drainer. Cupboard with sliding doors. Ample space for appliances.

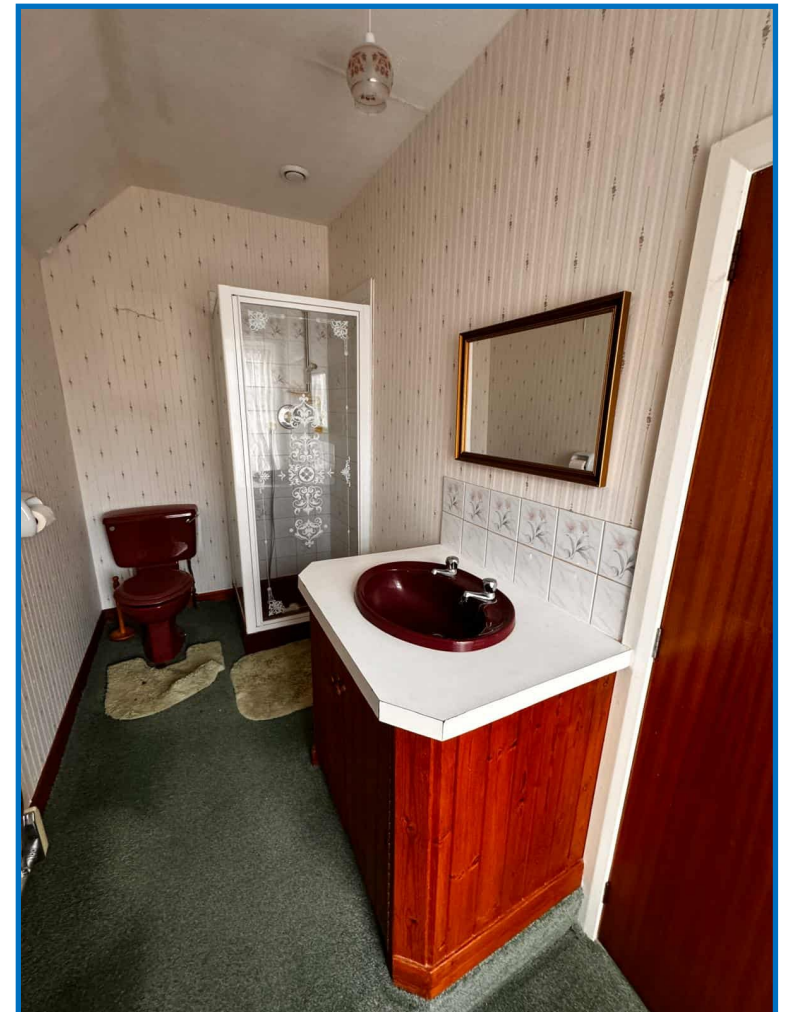


## Upper Floor

The stairway from the Entrance Vestibule leads to the Upper Floor. There are handrails on either side of the stairway. Window on stairs. At the top of the stairs is a Landing and all rooms off. The Landing has a shelved cupboard and two large walk-in cupboards.

### Bedroom One – Measuring 3.62m by 3.66m or thereby

Located to the left of the stairway this Bedroom has a window and radiator. There is an **En-Suite Shower Room** located off the Master Bedroom which **Measures – 1.51m by 3.61m or thereby**. The En-Suite has a wash hand basin in a fitted wooden unit, W.C., and towel rail. There is a separate Shower cubicle and a window to the front.



**Bathroom – Measuring 3.33m by 1.72m or thereby**

The Bathroom has a coloured suite comprising W.C., wash hand basin and bath. There is a shelved cupboard with sliding door. Window. Radiator.



**Bedroom Two – Measuring 2.19m by 3.40m or thereby**

This Bedroom has a cupboard with sliding doors. Window to the side. Radiator.



**Bedroom Three – Measuring 2.32m by 2.48m or thereby**

There is a window to the rear.



**Outside**

To the rear of the property there is a large parking area and a **Single Garage**. The parking area has a flower border to one side and offers space for vehicles. A gateway to the side of the Garage leads to the rear garden where there is an ornamental tree, a large lawn and flower borders. There is a rotary clothes drier. To one side of the garden is a wall and the other side a fence.

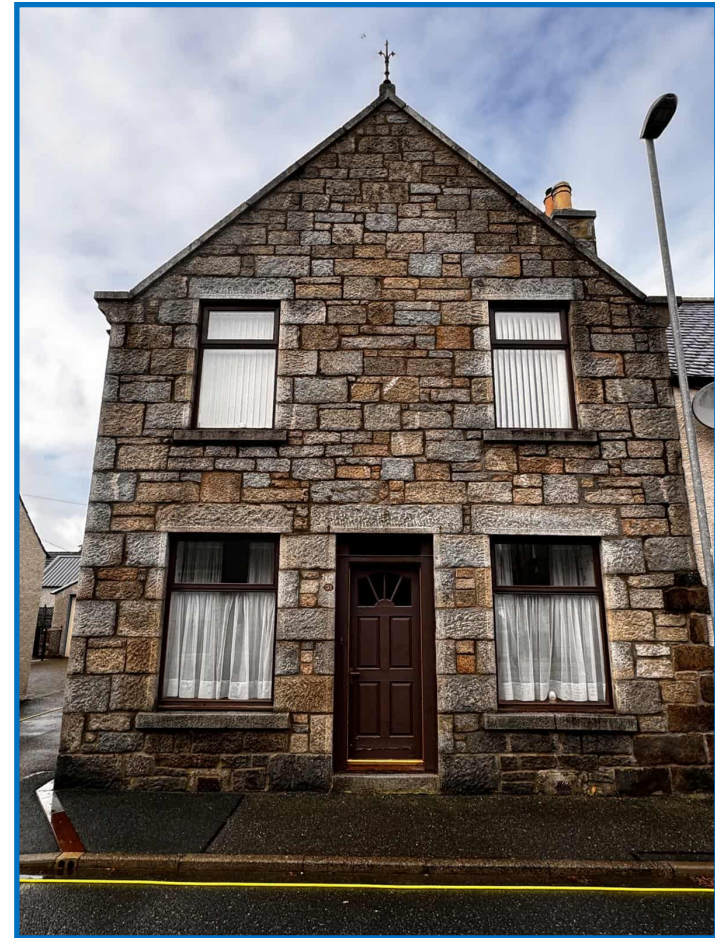
## **FEATURES**

- **SEMI DETACHED DWELLING HOUSE**
- **THREE BEDROOMS**
- **SINGLE GARAGE**
- **CENTRAL HEATING**
- **DOUBLE GLAZING**
- **SPACIOUS ACCOMMODATION ON TWO FLOORS**
- **EXCELLENT CENTRAL LOCATION OF THE TOWN CENTRE**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £159,000

**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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