

32 KING STREET, HUNTLY, AB54 8HP



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are pleased to offer for sale this self contained, **GROUND FLOOR FLAT** which is situated in a convenient and central location in the town of Huntly. The accommodation comprises; 2 bedrooms, lounge, dining kitchen, bathroom . The property has been re-decorated throughout and would make an ideal home for first time buyers or alternatively as a buy to let opportunity.

PRICE GUIDE: OFFERS OVER £95,000

HOME REPORT VALUATION: £95,000

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

A Partially glazed door from King Street leads into a small entrance vestibule with fitted carpet, radiator and doors to bedroom 1 and the lounge.

LOUNGE - Measuring 3.34m x 3.64m or thereby.

With front facing window, fitted carpet, inset alcove with built in cupboard below, additional storage cupboard housing gas meter, ceiling light, large radiator, door to dining kitchen.



DINING KITCHEN - Measuring 3.34m x 3.67m or thereby.

With fully fitted wall and base units, integral oven and hob, cooker hood, stainless steel sink and space for appliances. Modern floorcovering, built in cupboard housing boiler and electric meter, radiator, window to rear. Door to bedroom 2 and door to rear vestibule.



REAR VESTIBULE

With built in storage cupboard with hanging rail and shelving, fitted carpet, door to rear garden and door to bathroom.

BATHROOM

3 piece suite comprising bath with over bath shower, toilet and wash hand basin incorporating storage cupboard. Modern floorcovering, full wet wall panelling, spotlighting, radiator and frosted window to rear.



BEDROOM 1 - 3.65m x 2.86m or thereby (at widest point)

With front facing window, fitted carpet, built in storage cupboard under window, ceiling light and radiator.



BEDROOM 2 - Measuring 2.85m x 3.58m or thereby.

Double bedroom with window to rear, fitted carpet, ceiling light and radiator.



GARDEN

There is a communal garden area to the rear.

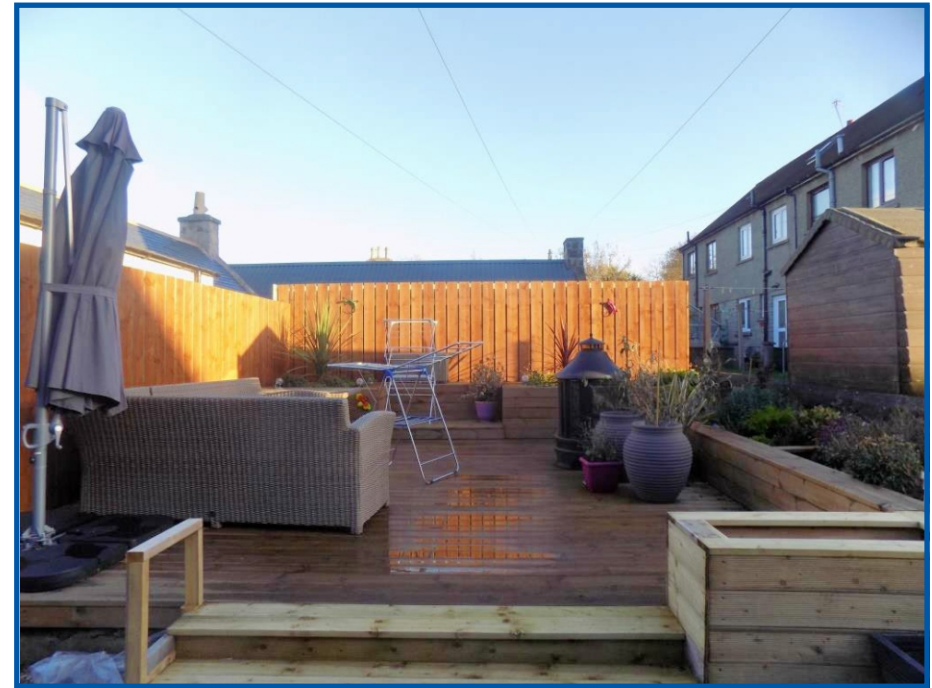
FEATURES

CENTRALLY LOCATED GROUND FLOOR FLAT
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC- D
COUNCIL TAX BAND: A
ALL CARPETS AND FLOOR COVERINGS TO BE INCLUDED
AMPLE POWER POINTS THROUGHOUT
NEW CENTRAL HEATING INSTALLED & NEW RADIATORS
RECENTLY RE-WIRED
COMMUNAL GARDEN GROUND TO REAR

Viewing: By Arrangement with Mrs Fraser 07786187764

Price Guide: OFFERS OVER £95,000

Entry: My 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.

**Murdoch, McMath & Mitchell,
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