

34 TORRY STREET, HUNTLY, AB54 8DA



We are pleased to offer for sale this **SEMI DETACHED COTTAGE** in the Town of Huntly. 34 Torry Street has three Bedrooms, Living Room / Dining Area, Kitchen and Bathroom. There is an enclosed garden to the rear which is low maintenance. The property has recently been redecorated and laid with new carpets and flooring throughout. Viewing is highly recommended to appreciate the accommodation within.

OFFERS OVER £147,500
HOME REPORT VALUATION
£150,000



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:

34 Torry Street is accessed through a partially glazed door which leads into the Entrance Vestibule.

The **Entrance Vestibule measures 1.77m by 1.56m or thereby.**

There is a door to Bedroom One and a door to the Living Room / Dining Area.



Bedroom One – Measuring 3.35m by 2.97m or thereby

Bedroom One has a window to the front. Radiator. Loft hatch.



Living Room / Dining Area – Measuring 5.13 by 3.35m at the widest point or thereby

The Living Room has a window to the front. There is a step leading up into the Kitchen. Step leading through a door into the Hallway.



Kitchen – Measuring 5.74m by 1.73m or thereby

Modern Kitchen with wall and base units. There are two windows to the rear. Integrated oven with hob and extractor hood above. Stainless steel sink with mixer tap and drainer. Two strip lights. Worcester boiler. A partially glazed door leads to the Rear Garden.



Hallway

The Hallway has a window to the front. Radiator. Loft hatch.



Bedroom Two – Measuring 2.96m by 2.37m or thereby

There is a window to the rear. Radiator.



Bedroom Three – Measuring 3.36m by 2.62m or thereby

Window to the front. Radiator. Meter cupboards.



Bathroom – Measuring 2.35m by 1.98m or thereby

The Bathroom comprises: W.C., pedestal wash hand basin and a bath with wet wall panels and shower above. Heated towel rail. Window to the rear. Fan.



Rear Garden

There is a path leading from the rear door to the enclosed garden. Area of decking suitable for outdoor dining. Area of chipped stones and clothes lines. The path leads round the side of the property through a gate to Torry Street.



FEATURES

- **SEMI DETACHED COTTAGE**
- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **RECENTLY DECORATED THROUGHOUT**
- **GAS FIRED CENTRAL HEATING**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £147,500

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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