

43 PRINCES STREET, HUNTLY, AB54 8HA



OFFERS AROUND
£69,000
HOME REPORT
VALUATION £75,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are pleased to offer for sale this **END TERRACED SINGLE STOREY COTTAGE** situated within walking distance of the Town Centre in Huntly. 43 Princes Street comprises: one bedroom, entrance hall, living room and shower room. There is a rear garden laid with lawn and small patio area.

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:

Partially glazed doorway leads into the **Entrance Hall**. There are doors leading to the Living Room, Shower Room and the Bedroom. Radiator.



Living Room – Measuring 4.53m by 3.71m or thereby

The Living Room has a window to the front. Alcove with cupboard below. Large built in cupboard housing the boiler, shelves and coat hooks. Fireplace with wooden surround and stone hearth. Two radiators. Door leading to the Kitchen.



Kitchen – Measuring 2.42m by 2.35m or thereby

Wall and base units with a stainless steel sink and drainer. Space for appliances. Radiator. Window to the rear. Door leading to the Rear Garden.



Shower Room – Measuring 3.20m by 0.99m or thereby

The Shower Room comprises: W.C. pedestal wash hand basin and shower with tiles. Window to the rear. Radiator.



Bedroom – Measuring 3.83m by 2.73m or thereby

Double Bedroom with a window to the front. Double wardrobe with sliding doors fitted with hanging rail and shelf. Radiator.



Rear Garden

Exclusive garden ground with access areas to the rear. Clothes lines. Shed.



FEATURES

- **END TERRACE SINGLE STOREY COTTAGE**
- **ONE BEDROOM**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO LOCAL AMENITIES**

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £69,000

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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