

48 EAST PARK STREET, HUNTLY, AB54 8JF



OFFERS OVER
£65,000

HOME REPORT
VALUATION
£75,000

We are pleased to offer for sale this **SELF CONTAINED FIRST FLOOR FLAT** within the Town of Huntly. The property offers spacious accommodation and comprises: Dining Kitchen, Living Room, Bedroom, Hallway and Bathroom. There is a communal garden. Viewing is highly recommended to appreciate the spacious accommodation on offer.



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:

48 East Park Street is entered through a partially glazed door. There is a Matwell. Carpeted staircase with wooden banister leads to the accommodation on the First Floor. There is a window at the top of the staircase.



The **Hallway** is spacious with two large built in cupboards, both with shelves. Hatch to the loft. Radiator.



Dining Kitchen – Measuring 3.33m by 3.07m or thereby

Spacious Dining Kitchen with a window to the side and to the front. Wall and base units with a stainless steel sink, mixer tap and drainer. Space for appliances. Extractor hood. Built in cupboard with shelves. Tiling behind the worktops. Spotlights. Large radiator.



Living Room – Measuring 4.39m by 4.13m or thereby

Bright Living Room with a large window to the front. Built in cupboard housing the Boiler. Alcove with lights and cupboard below. Electric fire with wooden mantle and stone hearth. Spotlights. Large radiator.



Bedroom – Measuring 2.76m by 1.74m or thereby

Large double Bedroom with a window to the rear. Double built in wardrobe with hanging rail and shelf. Large radiator. Spotlights.



Bathroom – Measuring 2.76m by 1.74m or thereby

Four piece suite comprising: W.C., bath, wash hand basin and separate shower cubicle. Tiling. Fan. Radiator. Window to the rear.



Outside

Communal garden grounds. There is a path leading from East Park Street up the side of the property to the rear garden which is laid with lawn. Rotary clothes drier. Small shed.



FEATURES

- **£10,000 BELOW HOME REPORT VALUATION**
- **SELF CONTAINED FIRST FLOOR FLAT**
- **SPACIOUS ACCOMMODATION WITHIN**
- **ONE SPACIOUS DOUBLE BEDROOM**
- **GAS FIRED COMBI CONDENSER BOILER**
- **COMMUNAL GARDEN GROUNDS WITH PRIVATE SHED**
- **FULLY DOUBLE GLAZED**
- **VIEWING HIGHLY RECOMMENDED**



Viewing: By Arrangement with subscribers

Price Guide: £65,000

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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