

5 GLAMOURHAUGH CRESCENT, HUNTLY, AB54 8AB



OFFERS AROUND
£220,000

HOME REPORT
VALUATION £220,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this **DETACHED BUNGALOW** within the Town of Huntly. The property offers spacious accommodation comprising two double Bedrooms, Dining Kitchen, Living Room, Dining Room / Lounge, Shower Room, Entrance Vestibule, Hallway and Utility Cupboard. 5 Glamourhaugh Crescent has a small garden to the rear and low maintenance garden to the front. There is a Single Garage with drive providing off street parking. Viewing is highly recommended to appreciate the location and accommodation within.

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:

5 Glamourhaugh Crescent is entered through a partially glazed door with side panel into the **Entrance Vestibule measuring 1.82m by 1.39m or thereby**. There is a cupboard and shelving to one side. Matwell. Glazed door leading to the **Hallway**.

Hallway

The spacious Hallway has two built in cupboards providing ample storage. Hatch to the loft. Radiator. Doors leading to further accommodation.



Living Room – Measuring 5.36m by 4.33m or thereby

The spacious Living Room has a large window to the front. Two radiators. Electric fire set in fireplace. Door leading to the Dining Kitchen.



Dining Room / Lounge – Measuring 5.42m by 2.85m or thereby

The Dining Room / Lounge is accessed from the Hallway and a door leads through to the Kitchen. Windows to one end. Radiator. Electric fire set in wooden fireplace.



Dining Kitchen – Measuring 4.06m by 3.47m or thereby

The Dining Kitchen has recently been fitted with ample wall and base units. Large window to the rear. Stainless steel sink with mixer tap and drainer. Integrated oven with grill above. “Lamona” Hob with extractor fan above. Strip light. Radiator. Matwell. Door to the rear garden. There is a Utility Cupboard with shelving and a further cupboard inside housing the boiler.



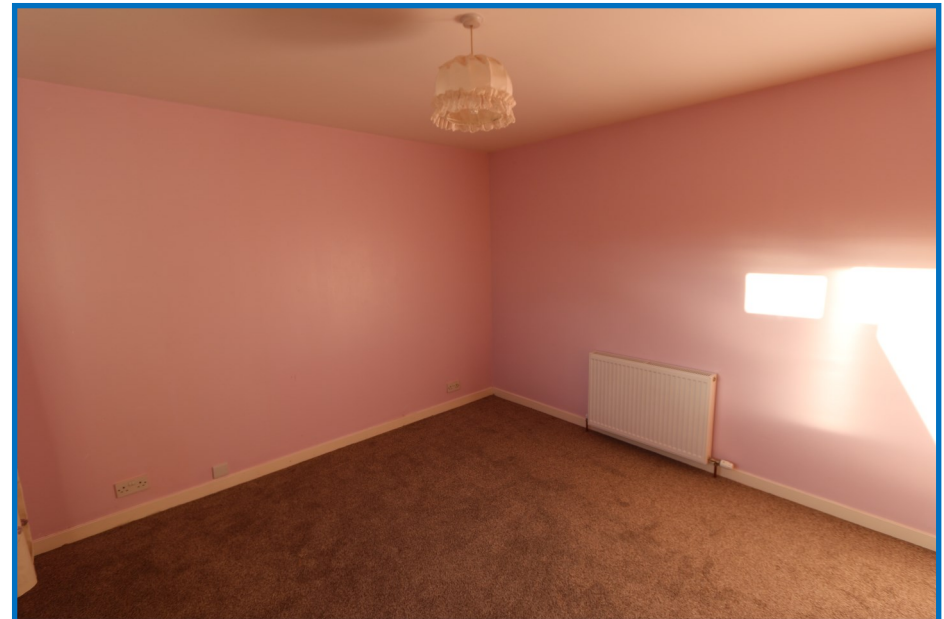
Shower Room – Measuring 2.45m by 2.12m or thereby

The Shower Room comprises W.C., wash hand basin set within a vanity unit and “Mira Sport” shower with curtain rail. Wet wall panels. Large heated towel rail.



Bedroom One – Measuring 3.48m by 3.77m or thereby

Spacious double Bedroom. Window to the rear. Radiator.



Bedroom Two – Measuring 4.26m by 4.13m or thereby

Spacious double Bedroom. Window to the front. Radiator. There are two built in wardrobes with hanging rails.



Outside

Front Garden

The Front Garden is low maintenance with areas of chipped stones and a path leading round to the back of the property. There is a **Single Garage** with “up and over” door and a driveway providing off street parking.



Rear Garden

The Rear Garden is mainly laid with patio slabs and mature flower borders. Rotary Clothes Drier. Outside water tap. Wooden shed.

FEATURES

- **DETACHED BUNGALOW**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **GAS FIRED CENTRAL HEATING**
- **SINGLE GARAGE**
- **OFF STREET PARKING**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £220,000

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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