

TIGH-GLAS, 5 SMITH COURT, HUNTLY, AB54 8FX



We are pleased to offer for sale this **END TERRACED DWELLING HOUSE** in the Town of Huntly. 5 Smith Court comprises two double Bedrooms, Living Room, Kitchen, Hallway, Shower Room and Rear Vestibule. The property has a garden to the rear. Viewing is highly recommended.

OFFERS OFFER £95,000

HOME REPORT VALUATION £115,000



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:

Tigh-Glas is entered through a partially glazed door into the **Entrance Vestibule measuring 1.27m by 0.91m or thereby**. The Entrance Vestibule has a window to the side. Further glazed door leads through to the **Hallway**. To the left is the door into the Living Room and staircase straight ahead.



Living Room – Measuring 4.04m by 3.79m or thereby

The Living Room has a window to the front. Electric fire set in fireplace with display mantle and stonework. Built in unit with cupboards below and display shelves above. Large built in cupboard providing ample storage space.



Kitchen – Measuring 3.22m by 2.32m or thereby

Ample wall and base units. Window overlooking the rear garden. Space for appliances. One and a half bowl stainless steel sink with mixer tap and drainer. Built in cupboard with shelves and small window. A door leads to the **Rear Vestibule measuring 1.97m by 1.32m or thereby**. There is a door to the Rear Garden. Window to the rear. Matwell. Large built in cupboard with coat hooks and the boiler.



Upper Floor

The carpeted staircase leads to the Upper Floor.
There is a window to the side. Hatch to the loft.



Bedroom One – Measuring 4.22m by 2.85m or thereby

There is a large window to the front. Built in cupboard with a window and shelf.



Bedroom Two – Measuring 3.67m by 3.21m or thereby

There is a window to the rear.



Shower Room – Measuring 2.12m by 1.67m or thereby

The Shower Room comprises W.C., pedestal wash hand basin and shower with wet wall panels. There is a window to the rear. Mirrored medicine cabinet.



Outside

To the front there is a small area of chipped stones. There is a gate to the side of the property leading to the rear garden. Areas of mature flower beds and shrubs. Rotary Clothes Drier. Patio area.

FEATURES

- **END TERRACED DWELLING HOUSE**
- **TWO DOUBLE BEDROOMS**
- **REQUIRES REDECORATION THROUGHOUT**
- **VIEWING RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £95,000

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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