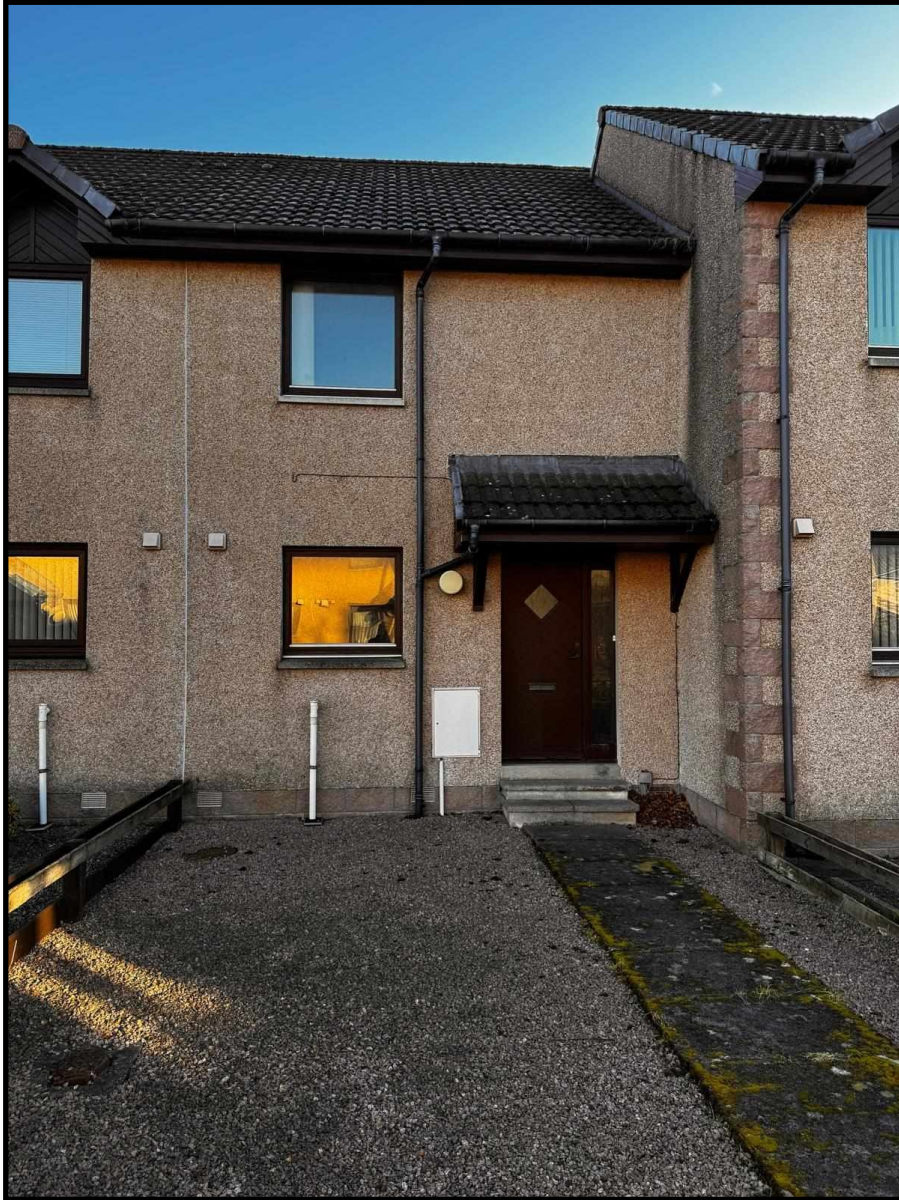


55 GREEN ROAD, HUNTLY



We are pleased to offer for sale this **TERRACED DWELLING HOUSE** within the Town of Huntly. The property is close to local amenities and within a popular residential area. 55 Green Road has two Bedrooms, Kitchen, Living Room and Bathroom. There is an enclosed Rear Garden and parking available. Viewing is highly recommended to appreciate the location and living accommodation within.

OFFERS OVER £125,000

HOME REPORT VALUATION £130,000

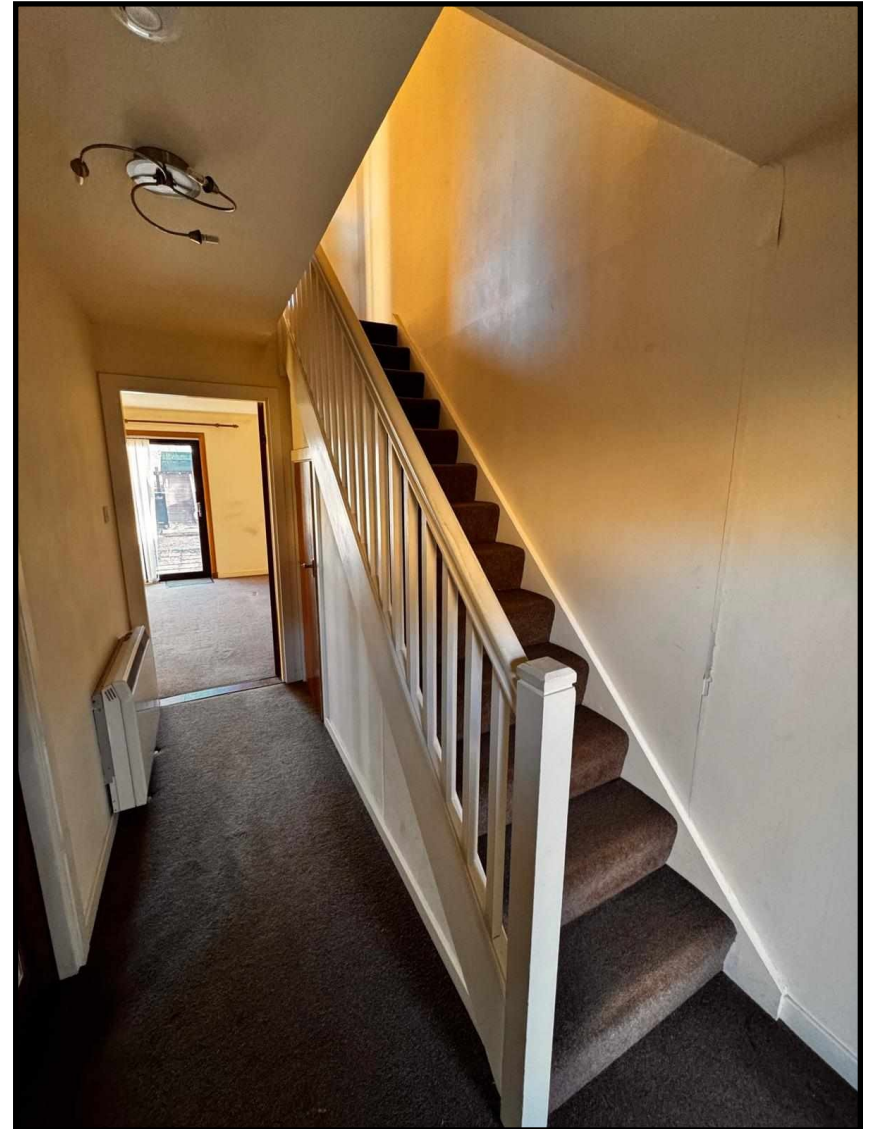


MurdochMcMath&Mitchell
Solicitors & Estate Agents

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:

55 Green Road is entered through a door with glazed side panel leading into the Hallway. There is an under stair cupboard providing storage. Doors lead to the Kitchen and Living Room. Storage heater. Staircase leading to the Upper Floor.



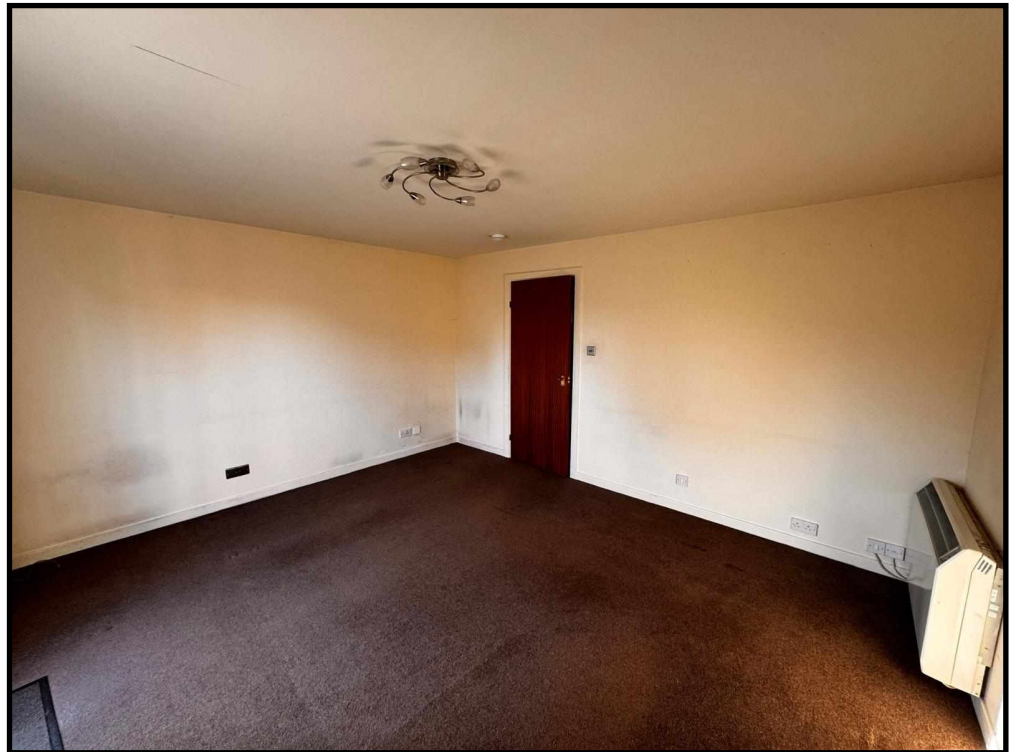
Kitchen – Measuring 3.67m by 2.50m or thereby

The Kitchen has ample wall and base units with space for appliances. There is a window to the front. Stainless steel sink with mixer tap and drainer. Extractor hood.



Living Room – 4.48m by 3.93m or thereby

The Living Room is to the rear of the property with patio doors leading to the Rear Garden. Storage heater.

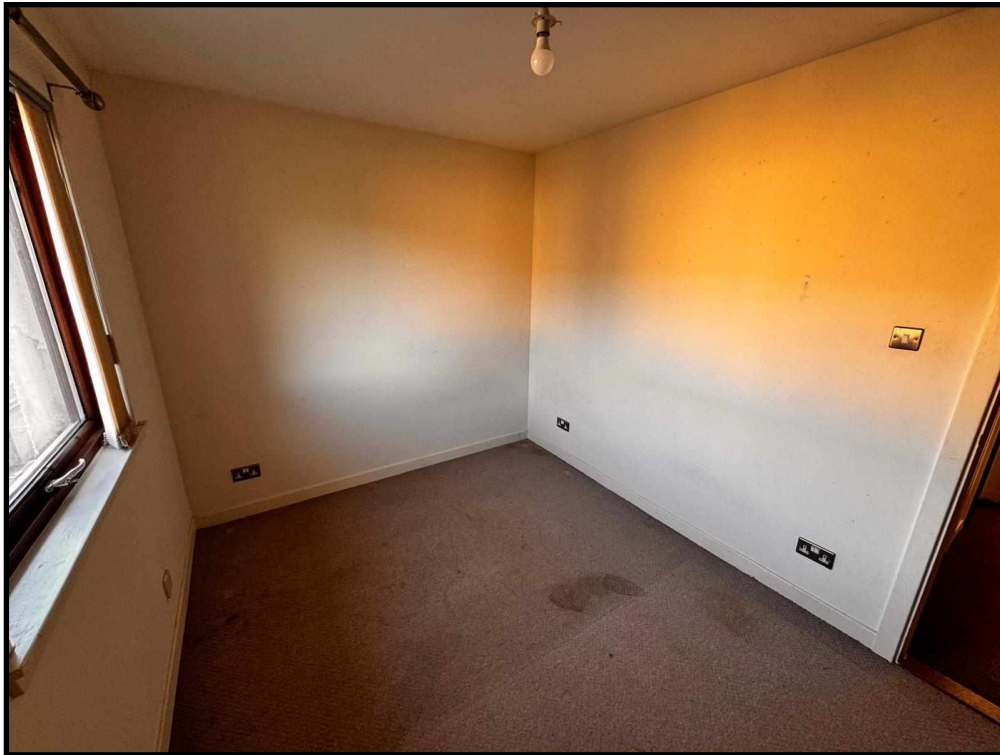


Upper Floor

A carpeted staircase leads to the Upper Floor. There is a cupboard housing the water tank. Hatch to the loft.

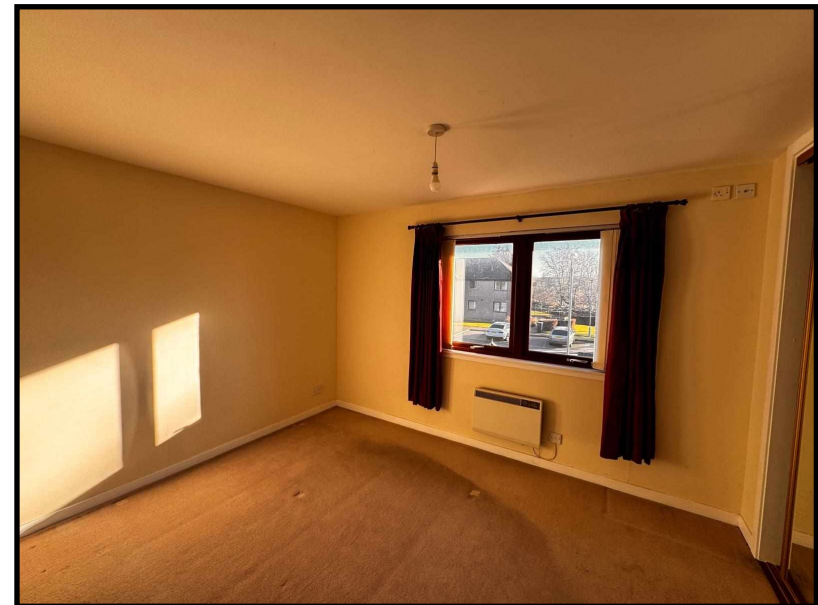
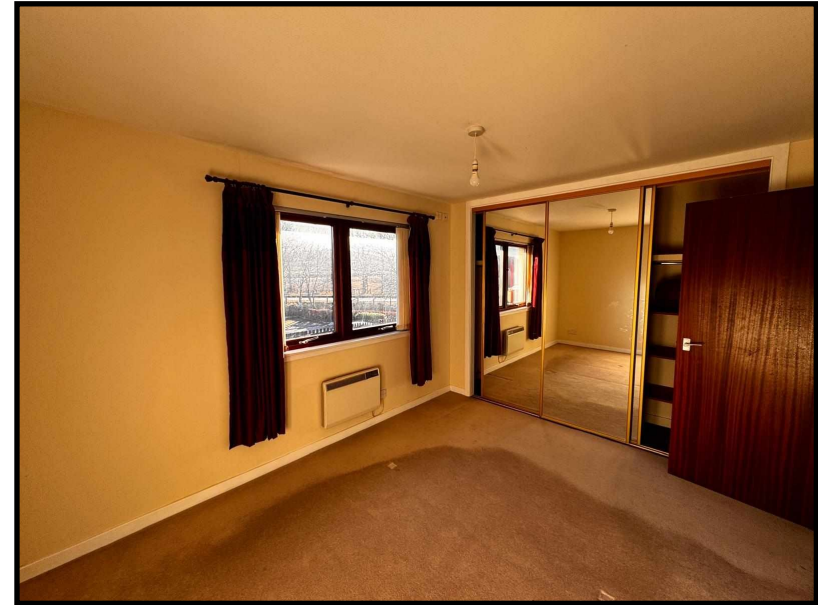
Bedroom One – Measuring 3.43m by 2.52m or thereby

Bedroom One has a window to the front. Large built in wardrobe with shelf and hanging rail.



Bedroom Two – Measuring 3.83m by 3.03m or thereby

Bedroom Two has a window overlooking the rear garden. Triple wardrobe with mirrored sliding doors, hanging rail and shelves. Electric heater.



Bathroom – Measuring 2.46m by 2.08m or thereby

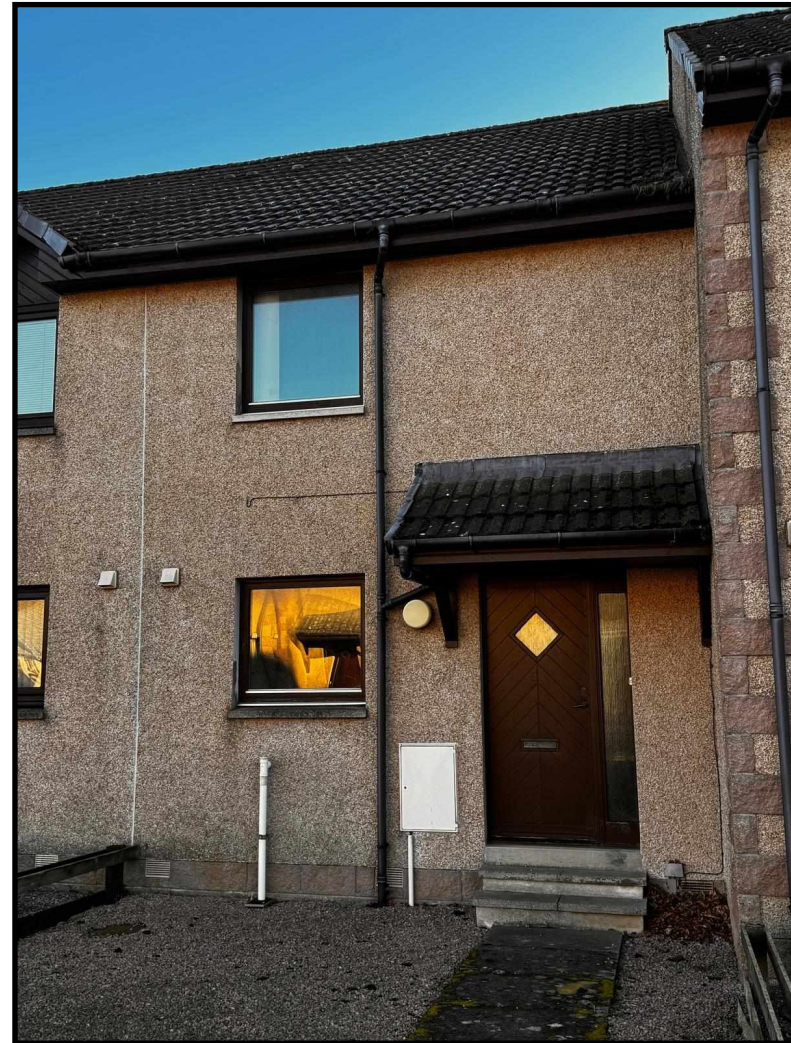
The Bathroom comprises: W.C., pedestal wash hand basin and bath with tiles. Fan and wall heater.



Outside

Front Garden

The Front Garden has a path with chipped stones to the side, leading to the front door.



Rear Garden

The Rear Garden has a patio area with path leading to the rear gate. Wooden shed. Rotary clothes drier. Area of chipped stones.



FEATURES

- **TERRACED DWELLING HOUSE**
- **TWO BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **PARKING AVAILABLE**

Viewing: By Arrangement with subscribers

Price Guide: Over £125,000

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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