

59 CHURCH STREET, HUNTLY, AB54 8AW



OFFERS OVER £135,000

HOME REPORT VALUATION

£135,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this **SUPERB THREE BEDROOM SEMI DETACHED DWELLING HOUSE** within walking distance of the Town Square of Huntly. 59 Church Street has been renovated to a high standard to provide modern living accommodation. There is a large enclosed garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer and the wonderful garden to the rear.

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:

59 Church Street is entered through a door with glazed window into the Hallway.

Hallway

The Hallway has doors leading to the Open Plan Living Room / Kitchen, Bedroom One and Shower Room. There is a large cupboard with meters. Carpeted staircase to the Upper Floor.



Open Plan Living Room / Kitchen – Measuring 4.74m by 4.51m or thereby

Modern, fully fitted Kitchen with ample wall and base units. Integrated oven, hob and extractor hood. Stainless steel sink with mixer tap and drainer. Worcester boiler. Double patio doors lead to the rear garden. Radiator.



Bedroom One – Measuring 4.06m by 2.91m or thereby

There is a window to the front. Radiator. Alcove with cupboard below housing meters.



Shower Room – Measuring 2.25m by 1.82m or thereby

Modern Shower Room comprising: W.C., pedestal wash hand basin and shower with wet wall panels. Mirrored cabinet. Extractor fan. Large heated towel rail.



Upper Floor

A carpeted staircase leads to the Upper Floor. There is a window to the front.



Bedroom Two – Measuring 3.99m by 2.96m or thereby

Window to the front. Radiator. Coombed ceilings.



Bedroom Three – Measuring 3.45m by 1.88m or thereby

There is a window to the rear. Radiator.



Bathroom – Measuring 2.52m by 1.33m or thereby

The modern Bathroom comprises: bath with wet wall panels, W.C. and corner wash hand basin. Mirrored cabinet. Heated towel rail. Window to the front.



Outside

59 Church Street has a path leading up the side of the property to the Rear Garden. The Rear Garden is fully enclosed with an area of decking at the rear. The garden is paved with an area of lawn in the middle. Clothes drying lines.



FEATURES

- SEMI DETACHED DWELLING HOUSE
- THREE BEDROOMS
- RECENTLY RENOVATED
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £135,000

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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