

6 RICHMOND AVENUE, RHYNIE, BY HUNTLY, AB54 4HJ



OFFERS OVER £130,000

HOME REPORT

VALUATION £130,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this particularly appealing **SEMI DETACHED DWELLING HOUSE** located in a popular residential area of the picturesque Village of Rhynie. The property has many interesting features including a beautifully maintained front garden, off street parking, garage and a garden to the rear with numerous stores and a large Workshop. Viewing is highly recommended to appreciate the accommodation and gardens. Considerable interest is expected in this property.

Rhynie is located approximately 9 miles from Huntly which is the nearest Town. It enjoys the usual facilities befitting a rural Village including Primary School, Church, Shop and Doctor's Surgery. The nearby market town of Huntly provides a wider range of recreational facilities, shops and amenities and is on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. The town is within easy commuting distance of Aberdeen and is a popular tourist centre during the summer months giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth. There are a wide range of Shops, Educational Establishments, Churches, Hospital and Sports Facilities (including golf, fishing on the rivers Deveron and Bogie, bowling, cricket, and many more).

The Accommodation Comprises:-

Hallway

The property is entered through a partially glazed doorway. Large cupboard. Understair cupboard and doors lead off from the Hallway to ground floor rooms. There is a stairway leading to the Upper Floor with handrail. Radiator.



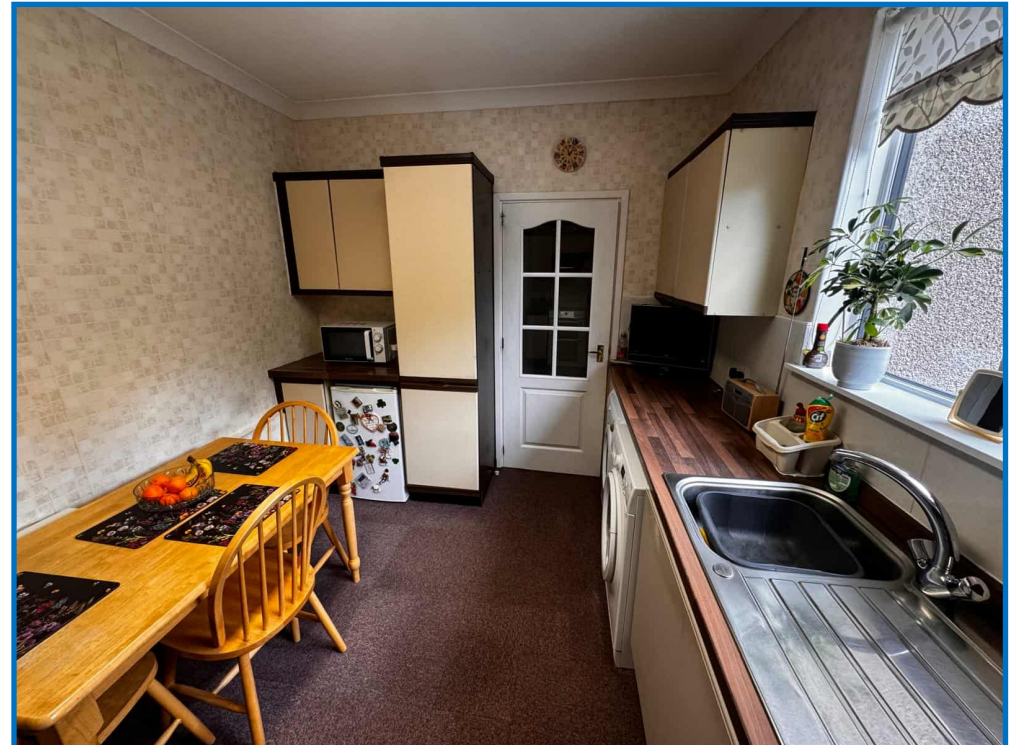
Living Room – Measuring 4.93m by 3.43m or thereby

The Living Room is entered by a partially glazed doorway and has a window to the front garden. There is a large feature, decorative (Cabrach Stone) fireplace. The fireplace is in use and has a wooden mantle and marble effect hearth. Triple spotlight. Radiator.



Dining Kitchen – Measuring 2.80m by 3.80m or thereby

The Dining Kitchen is entered through a partially glazed doorway. There is a selection of fitted wall and base cupboards together with a stainless steel sink, mixer tap and drainer. Space for several appliances. Modern worktops. Cooker and extractor fan. A window overlooks the rear garden. A door from the Kitchen leads through into a Rear Vestibule.



Rear Vestibule

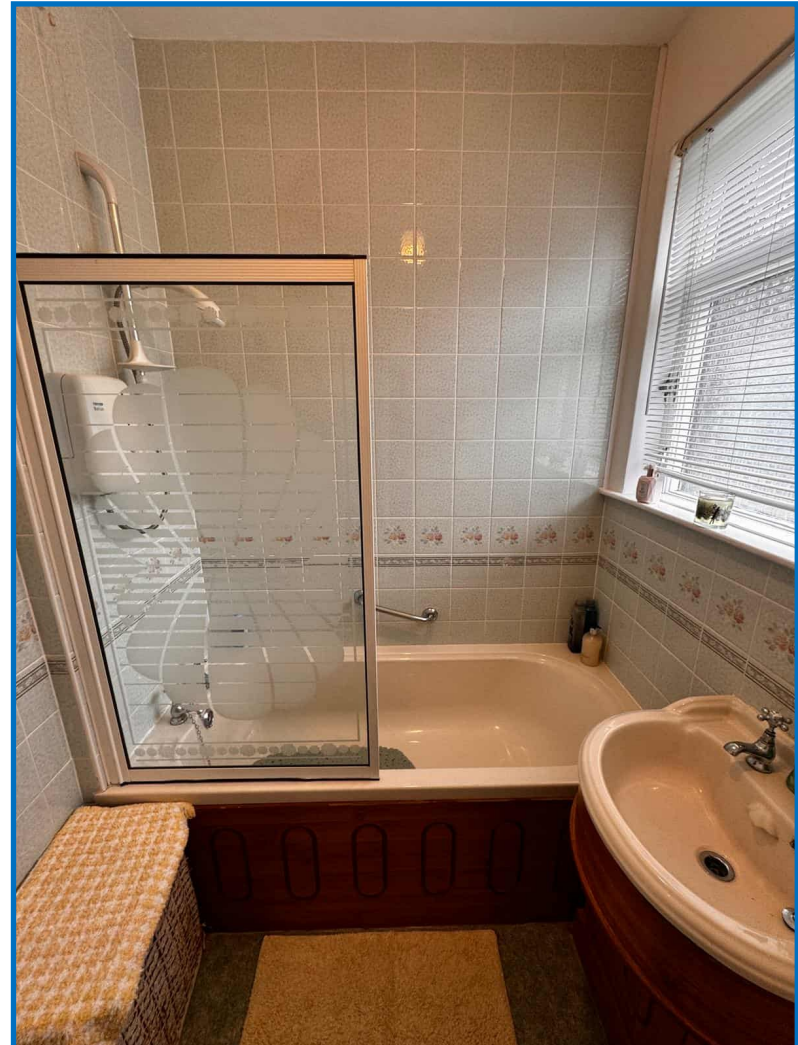
There is a cupboard housing the boiler and coat hooks.

A doorway leads to the **Dining Room/Utility Room – Measuring 3.10m by 1.92m or thereby.** To the rear of the property is a Dining Room/Public Room with wood paneling and dual aspect windows overlooking the garden. A doorway leads out into the rear garden.



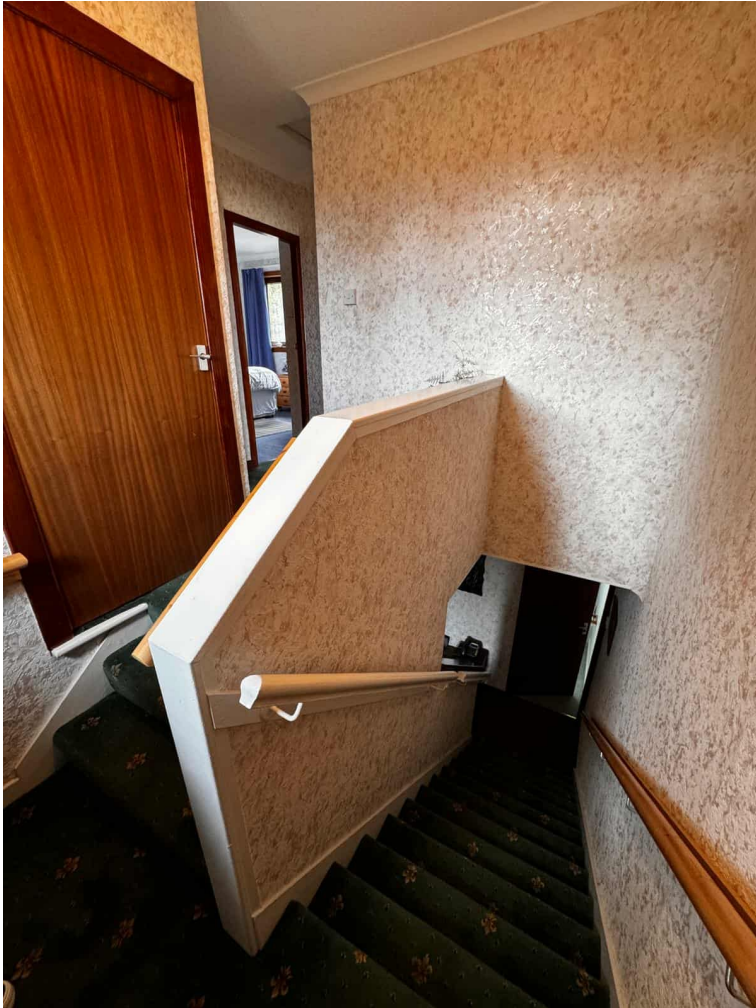
Bathroom – Measuring 2.07m by 1.71m or thereby

The Bathroom has a bath with wood panel surround and W.C. The wash hand basin is enclosed in wooden unit. The Bathroom is partially tiled. There is a “Triton Belize” shower over the bath with splash back. This area is fully tiled. Window to rear.



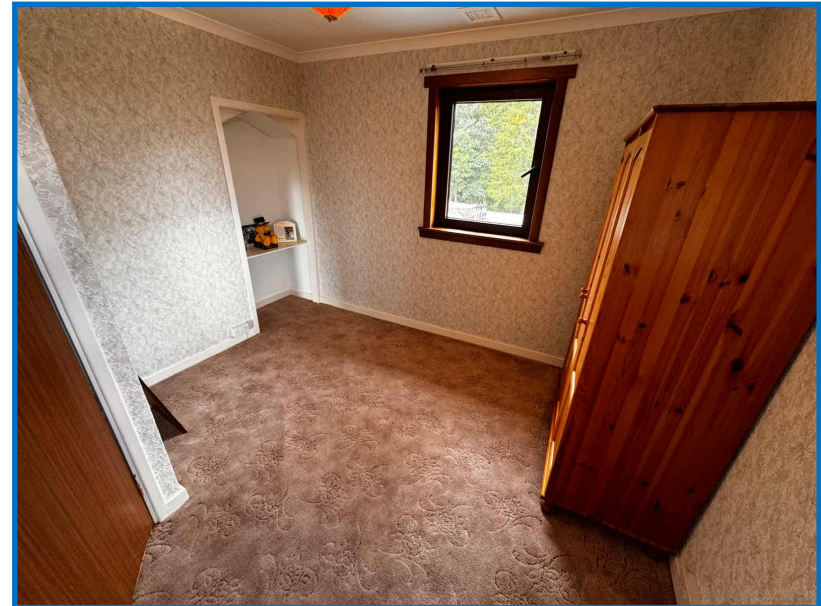
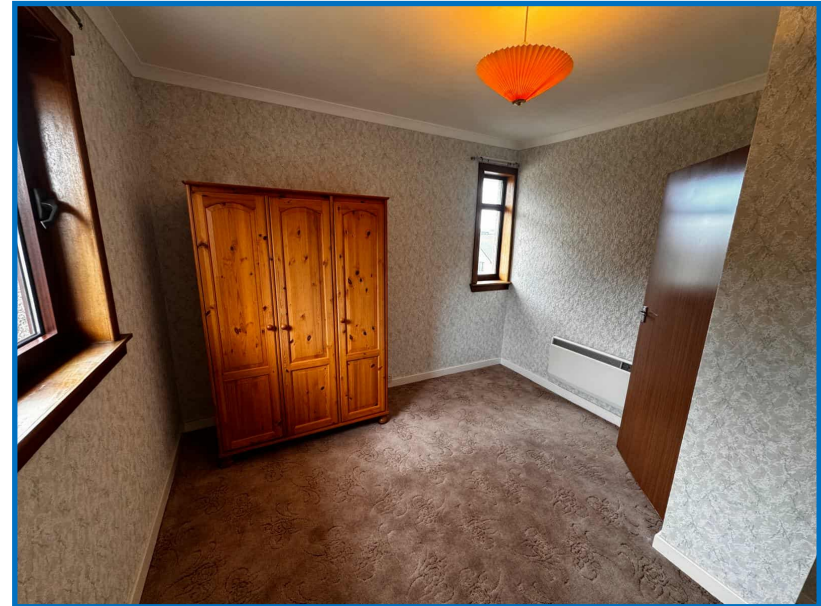
Upper Floor

The carpeted stairway with handrails lead to the Upper Floor. There is a small window on the stairway and a cupboard at the top of the stairs.



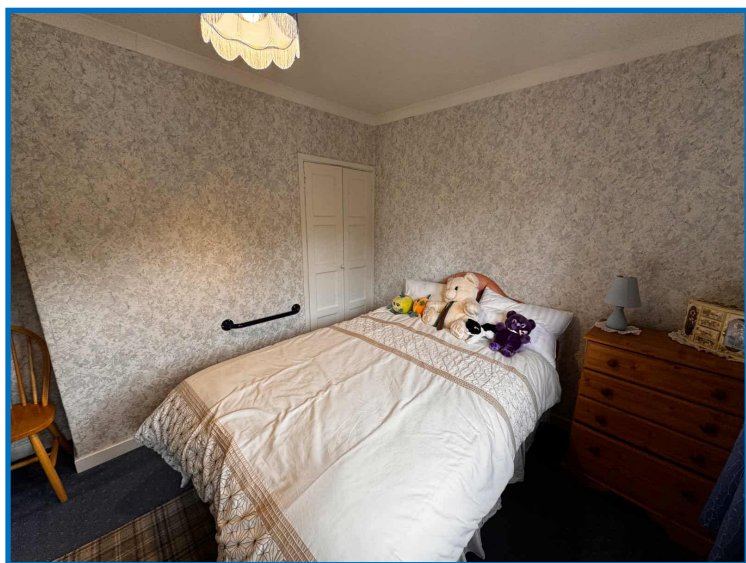
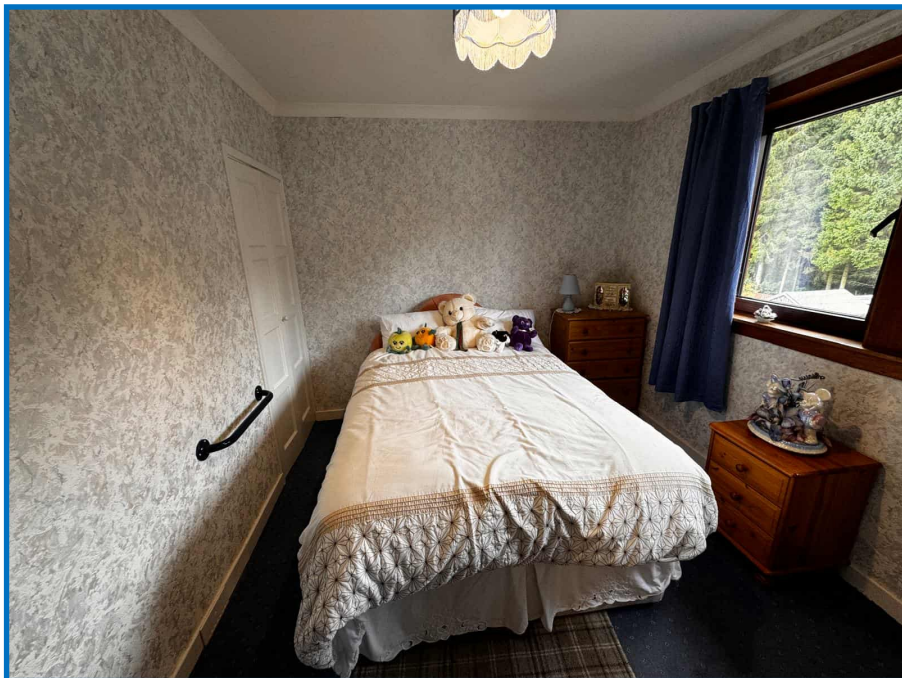
Bedroom One (to right) – Measuring 3.37m by 3.23m or thereby

Dual aspect windows to side and rear. Alcove with shelving. Panel heater.



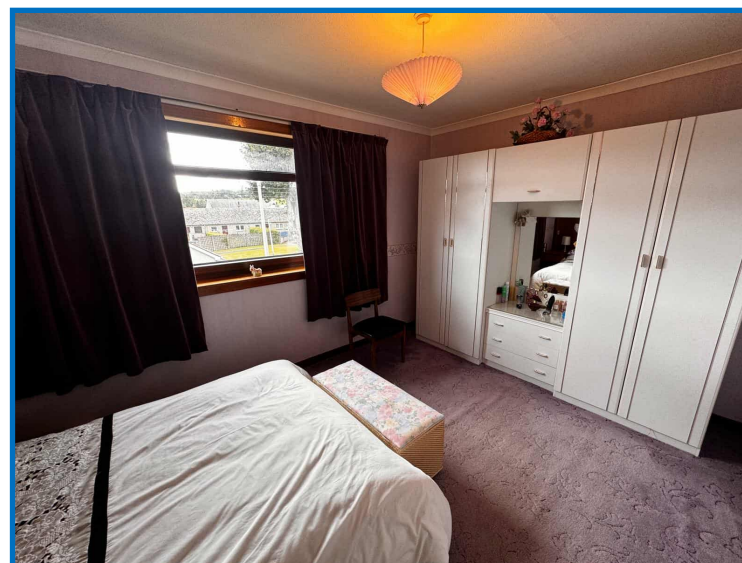
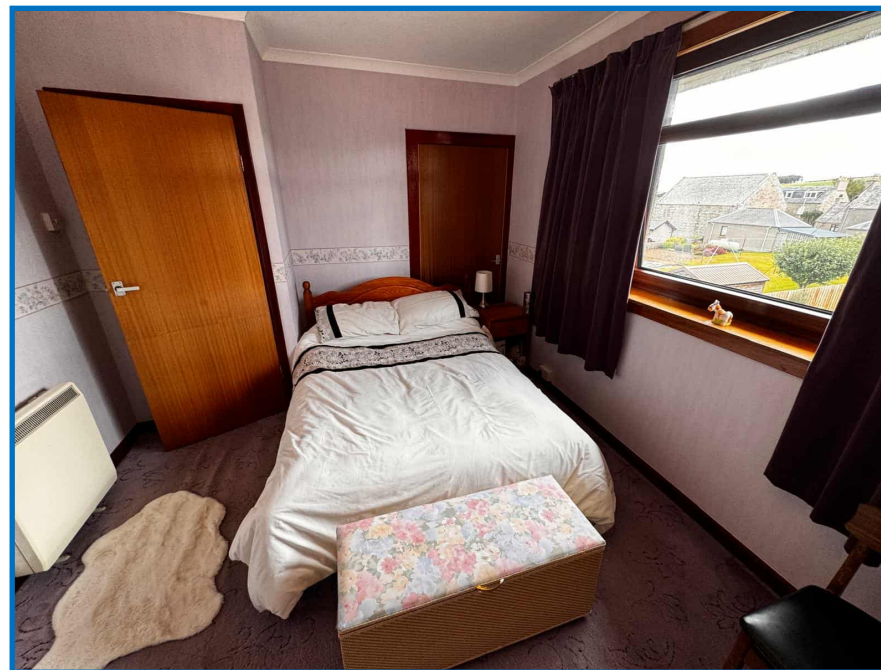
Bedroom Two – Measuring 3.65m by 3.22m or thereby

Window overlooking the rear garden. Panel heater. Fitted cupboard.



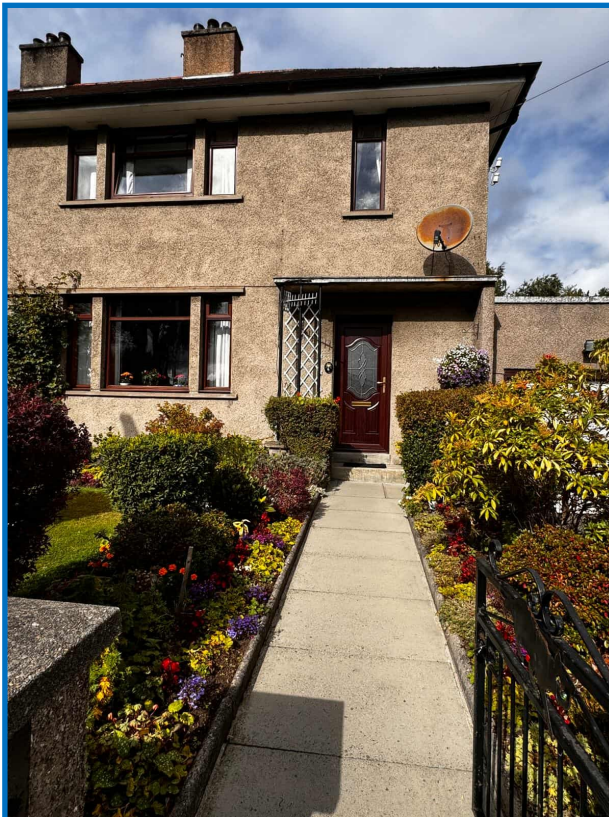
Bedroom Three – Measuring 3.82m by 3.06m or thereby

Fitted cupboard. Panel heater. Window to front overlooking the garden.



Outside

There is a beautiful Front Garden filled with flowers which is maintained to a very high standard. There is a small area of lawn with a central feature of flowers. Beautiful borders. The front of the property is enclosed with a wall with gate leading up a path to the front door. There is a **Garage** to the side with off street parking entered through metal gates.



Rear Garden

The rear door leads into a paved area and a path leads to a wood store and a door leading to the Garage. Large shelved store. Further Store with windows. Drying green with clothes poles. **Large Workshop**. Greenhouse. Area for growing vegetables and an apple tree.



FEATURES

- **SEMI DETACHED DWELLING HOUSE**
- **THREE BEDROOMS**
- **BEAUTIFULLY MAINTAINED FRONT GARDEN**
- **PRODUCTIVE REAR GARDEN WITH SELECTION OF OUTBUILDINGS AND LARGE WORKSHOP**
- **WELL MAINTAINED ACCOMMODATION ON TWO FLOORS**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £130,000

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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