

6 SMITH COURT, HUNTLY, AB54 8FX



We are pleased to offer for sale this **SEMI DETACHED DWELLING HOUSE** in the Town of Huntly. 6 Smith Court comprises two double Bedrooms, Living Room, Kitchen and Bathroom. The property has a garden to the rear and side laid with lawn, patio and decking. Viewing is highly recommended.

OFFERS OVER £110,000

HOME REPORT

VALUATION £110,000



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:

6 Smith Court is entered through a partially glazed door into the **Entrance Vestibule measuring 1.20m by 0.93m or thereby.** The Entrance Vestibule has a window to the front. A further glazed door leads to the staircase straight ahead and the Living Room to the right. Radiator.



Living Room – Measuring 4.26m by 4.03m or thereby

The Living Room has a window to the front. Electric fireplace with stone hearth and wooden surround. Wall lights. Radiator. A glazed door leads into the Kitchen.



Kitchen – Measuring 5.08m by 2.30m or thereby

The Kitchen has fitted wall and base units. Window to the rear. Integrated oven with gas hob and extractor hood above. One and a half bowl sink with mixer tap and drainer. Tiling. Space for appliances. Spotlights. Door to the rear garden. Radiator. Large cupboard housing the boiler and meters. Coat hooks.



Upper Floor

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



Bedroom One – Measuring 4.05m by 2.99m or thereby

Large window to the front. Radiator. There is a large cupboard with window and shelves. Fitted wardrobes with hanging rails and shelves.



Bedroom Two – Measuring 3.77m 3.06m or thereby

Window overlooking the rear garden. Radiator. Fitted wardrobes with hanging rails and shelves.



Bathroom – Measuring 2.12m by 1.80m or thereby

The Bathroom comprises: “P shaped” Bath, W.C. and pedestal washing hand basin with mixer tap. Tiling. Heated towel rail. Radiator. Mirror. Extractor fan. Spotlights.



Outside

Front Garden

The Front Garden is laid with paving. Mature shrubs. A path leads round the side to the Rear Garden.



Rear Garden

There is a metal gate leading into the Rear Garden. Area of lawn to the left with flower borders. Rotary Clothes Drier. There are two wooden sheds. There is decking with steps to the rear door. Outside water tap.





FEATURES

- **SEMI DETACHED DWELLING HOUSE**
- **TWO BEDROOMS**
- **ENCLOSED REAR GARDEN WITH TWO WOODEN SHEDS**
- **GAS CENTRAL HEATING**
- **ON STREET PARKING**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £110,000

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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