

7 BADENOCH DRIVE, HUNTLY, AB54 8HW



OFFERS OVER
£165,000

HOME REPORT
VALUATION
£165,000



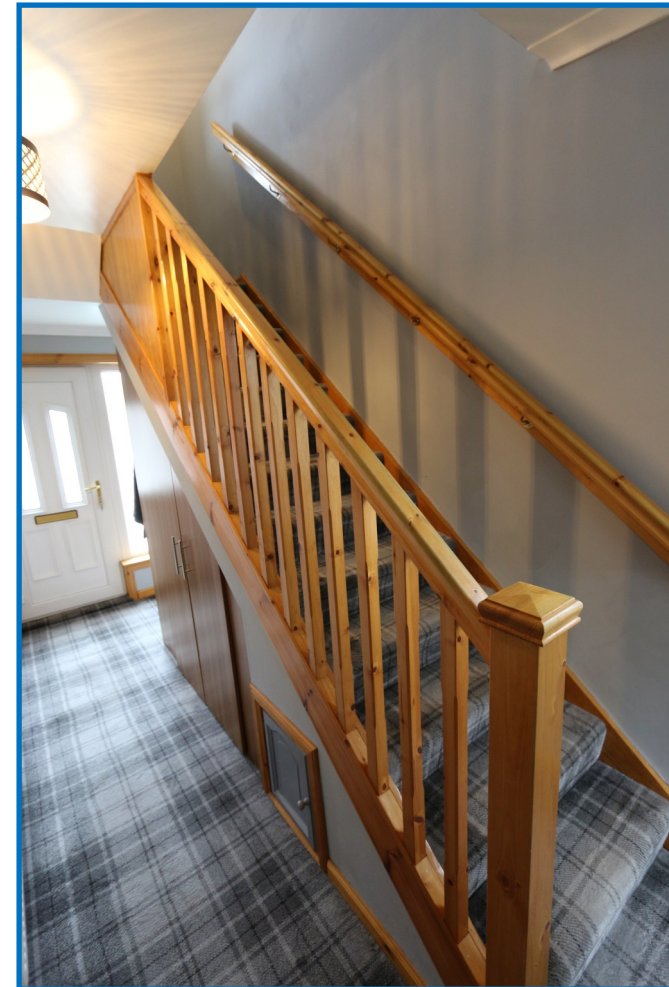
MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this **THREE BEDROOM SEMI DETACHED DWELLING HOUSE** set within a quiet cul-de-sac within walking distance of the Town Centre, Schools and Railway Station. 7 Badenoch Drive comprises: three double Bedrooms, Living Room, Dining Kitchen, Sun Room, Shower Room and floored Loft. There is a driveway with space for parking three vehicles and an enclosed garden to the rear. Viewing is highly recommended to appreciate the location and accommodation within.

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:

7 Badenoch Drive is entered through a partially glazed door with side panel into the Hallway. Coat hooks. Cupboard with meters. Window to the side. There is a large built in cupboard under the staircase with shelves. Large radiator. Doors leading to the Living Room and Shower Room. Stairs lead to the Upper Floor.



Living Room – Measuring 4.48m by 4.18m or thereby

A partially glazed door leads into the Living Room which has a window to the front. Large radiator. A partially glazed door leads into the Dining Kitchen.



Dining Kitchen – Measuring 4.37m by 3.01m or thereby

The modern Dining Kitchen is fully fitted with wall and base units. One and a half bowl stainless steel sink with mixer tap and drainer. Space for appliances. The Dishwasher, Washing Machine, Fridge/Freezer and Microwave are included in the sale. Integrated oven. Hob with extractor hood above. A partially glazed door leads into the Sun Room.



Sun Room – Measuring 4.87m by 4.38m or thereby

The impressive Sun Room has windows to the side and rear overlooking the garden. Velux window. Large radiator. Spotlights.



Shower Room – Measuring 2.36m by 1.92m or thereby

Modern Shower Suite comprising: W.C., wash hand basin with cupboard below and large walk in shower with wet wall panels and rainforest style shower head and flexible shower head. Wet wall paneling to dado height. Heated towel rail. Mirrored medicine cabinet. Window to the rear. Extractor fan.



Upper Floor

A carpeted staircase with wooden banister leads to the Upper Floor. There is a window to the front. Large built in cupboard housing the boiler and shelves. There is a hatch to the fully floored loft.



The Loft measures 4.42m by 3.35m or thereby which is mainly carpeted. Power points. Velux window. Spotlights. There is storage space to three sides of the lofting providing ample storage space.

It may be possible to convert the loft however this would be conditional upon application to Aberdeenshire Council for Planning Permission and Buildings Warrant. Investigations with the relevant Authorities should be undertaken as NO GUARANTEES / WARRANTIES can be given as to whether or not any Permissions would be granted.



Bedroom One – Measuring 4.21m by 3.27m or thereby

Large double Bedroom with a large window to the front. Radiator. The wardrobes are included in the sale.



Bedroom Two – Measuring 3.42m or thereby

Double Bedroom with a large window to the rear. Radiator. The wardrobes are included in the sale.



Bedroom Three – Measuring 3.21m by 3.05m or thereby

Double Bedroom with a window to the rear. Radiator. The wardrobe is included in the sale.

All blinds, curtains and lamp shades are included in the sale.

The following items are not included in the sale: Fire Extinguishers, Brackets for televisions in the Kitchen, Living Room and two Bedrooms.



Outside

Front Garden

The Front Garden has a driveway with space for three cars. There is an area of artificial lawn. A wooden gate at the side of the property leads to the Rear Garden.

Rear Garden

The fully enclosed Rear Garden has a path leading up the side and to the rear of the garden. Patio area with pergola is ideal for outdoor dining and entertaining. There are outdoor power sockets. Water tap. Area of lawn with clothes poles and line. There are two sheds. Area of chipped stones to one side of the path and rear.





FEATURES

- SEMI DETACHED DWELLING HOUSE
- THREE BEDROOMS
- IMPRESSIVE SUNROOM
- NICELY DECORATED THROUGHOUT
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- VIEWING HIGHLY RECOMMENDED

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £165,000

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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