

7 DONALD'S BUILDINGS, NELSON STREET, HUNTLY, AB54 8DF



We are pleased to offer for sale this **SELF CONTAINED FIRST FLOOR FLAT** entered from ground floor level at the rear of Donald's Buildings situated close to the Town Centre of Huntly. The property has been renovated internally and comprises: Entrance Stairway, Hallway, Living Room, Kitchen, two Bedrooms and Shower Room. There is a communal garden area with shed. Viewing is highly recommended to appreciate the convenient location and internal decoration.

OFFERS OVER £80,000

HOME REPORT VALUATION £80,000



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:

Entrance Stairway

The property is entered through a partially glazed door leading from a communal path which is just off Nelson Street. The Entrance Stairway with wooden banister leads to the Hallway with doors leading to further accommodation.



Living Room – Measuring 3.48m by 3.34m or thereby

The Living Room leads from the Hallway with a window to the front. There is an alcove with shelf and cupboard below. Wall heater. Electric stove with stone hearth and surround. Wall lights. There is a sliding door leading from the Living Room into the Kitchen.



Kitchen – Measuring 3.34m by 2.56m or thereby

Modern fully fitted Kitchen with an excellent range of modern wall and base units incorporating stainless steel sink with mixer tap and drainer. Window to the rear. Space for appliances. Wall heater. Extractor hood. Attractive flooring.



Hallway

The Hallway has an alcove with cupboard below. Hatch to the loft. Wall heater.



Bedroom One – Measuring 3.69m by 2.46m or thereby

Bedroom One has a window to the front. Large built in wardrobe. Fitted bedroom cupboards provide ample storage. Alcove with cupboard above housing the meters. Wall heater.



Bedroom Two – Measuring 2.57m by 2.47m or thereby

Bedroom Two has a window to the rear. Wardrobe with mirrored sliding doors and shelves. Wall heater.



Shower Room – Measuring 1.76m by 1.41m or thereby

The renovated Shower Room comprises: W.C., wash hand basin with cupboard below and shower with wet wall panels. Heated towel rail. Window to the rear.



Outside

There is a well maintained shared garden area with communal path around and shed belonging to the property.



FEATURES

- **SELF CONTAINED FIRST FLOOR FLAT**
- **TWO BEDROOMS**
- **SHARED COMMUNAL GARDEN AREA WITH SHED**
- **MODERN DECORATION THROUGHOUT**
- **EXCELLENT CENTRAL LOCATION**
- **RECENTLY RENOVATED**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £80,000

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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