

7 MARKET STREET, HUNTLY, AB54 8JY



We are pleased to offer for sale this **SELF CONTAINED FIRST FLOOR FLAT** in the Town of Huntly. 7 Market Street has three Bedrooms, Living Room, Dining Kitchen and Bathroom. The property has been recently redecorated and laid with new carpets throughout. Exclusive garden ground to the rear. Viewing is highly recommended to appreciate the spacious living accommodation within.

OFFERS AROUND £115,000

HOME REPORT VALUATION £115,000



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:

7 Market Street is accessed through a communal pend which leads to the rear of the property There is a stone staircase leading up to number 7. There is a glazed doorway with two windows to the side which leads into the bright **Hallway**. Two Velux windows. Wall lights. Two Large Radiators. There are two built in cupboards. One housing the boiler and the other is larger with coat hooks and the electric meter.



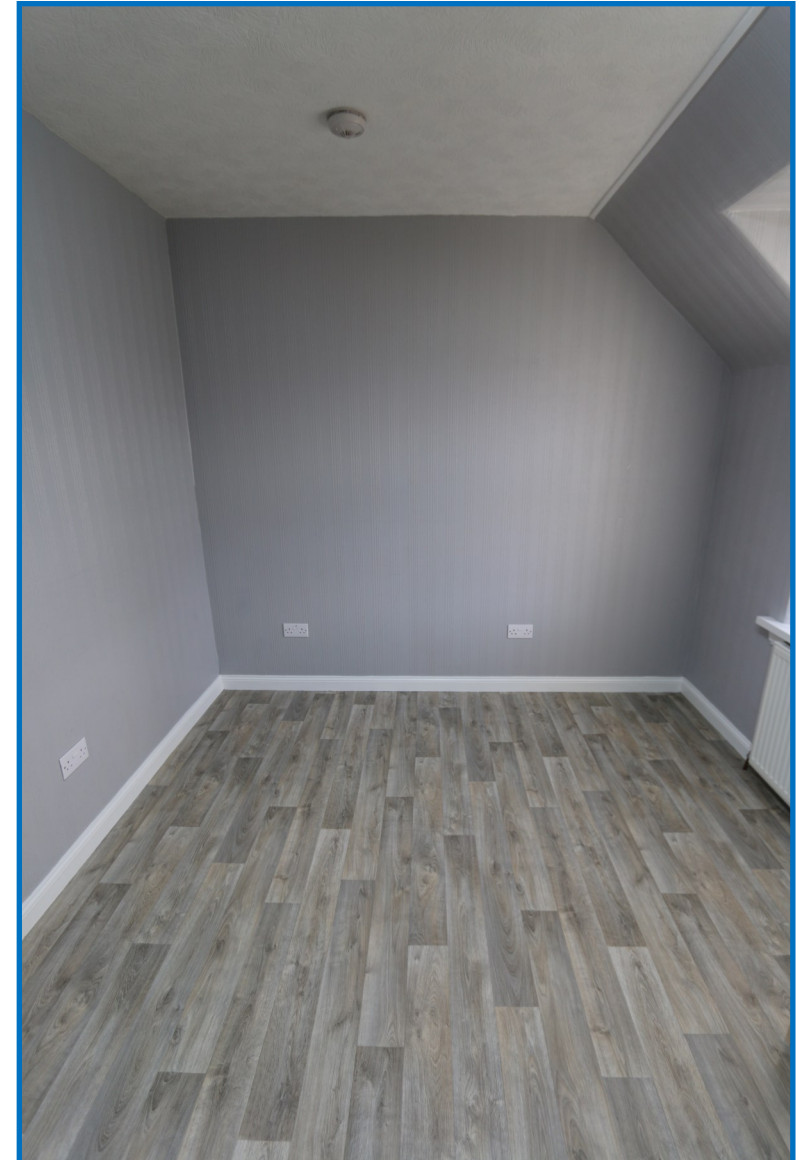
Living Room – Measuring 3.93m by 3.90m or thereby

The spacious Living Room is entered through a glazed doorway and has a window to the front. Two alcoves with cupboards below and display shelving above. Fireplace with electric fire, decorative hearth with wooden surround. Large radiator.



Dining Kitchen – Measuring 4.28m by 2.89m or thereby

Modern Dining Kitchen with ample wall and base units. Oven with hob and extractor hood above. Stainless steel sink with mixer tap and drainer. Space for a dining table. Strip light. Space for appliance. Large radiator.



Bathroom – Measuring 2.88m by 2.33m or thereby

Three piece bathroom suite comprising: W.C., pedestal wash hand basin and bath with electric shower. Glass screen. Wet wall panels. Radiator. Glazed window to the front. Hatch to the loft.



Bedroom One – Measuring 3.65m by 2.97m or thereby

Double bedroom with a built-in wardrobe and cupboard above. Window to the front. Radiator.



Bedroom Two – Measuring 3.14m by 2.94m or thereby

Double bedroom with window to the front. Mirrored wardrobe with three sliding doors, hanging rails and shelves. Large radiator.



Bedroom Three – Measuring 3.96m by 3.90m or thereby

Large double bedroom with a window to the front. Large radiator. Hatch to loft.



Garden Ground

Exclusive garden ground to the rear which is laid with lawn. Clothes line. Communal pend and access paths.



FEATURES

- **SELF CONTAINED FIRST FLOOR FLAT**
- **THREE DOUBLE BEDROOMS**
- **RECENTLY DECORATED AND NEW CARPETS LAID**
- **EXCLUSIVE GARDEN GROUND TO THE REAR**
- **GAS FIRED CENTRAL HEATING**
- **VIEWING HIGHLY RECOMMENDED**



Views across to Market Muir

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £115,000

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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