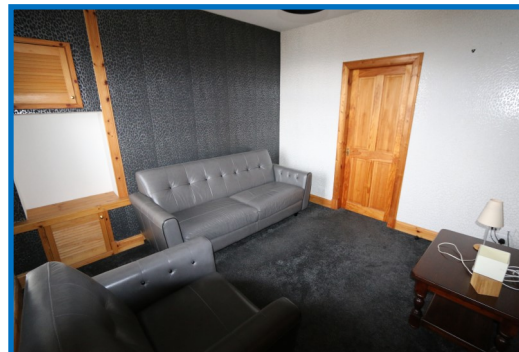


8 DONALDS BUILDINGS, NELSON STREET, HUNTLY, AB54 8DF



We are delighted to offer for sale this **SELF CONTAINED FIRST FLOOR FLAT** situated close to the town centre of Huntly. The property has been well maintained and comprises: Entrance stairwell, hallway, living room with kitchen off, two bedrooms and a bathroom with w.c. There is a communal garden area with shed. Viewing is recommended.

OFFERS AROUND £89,000

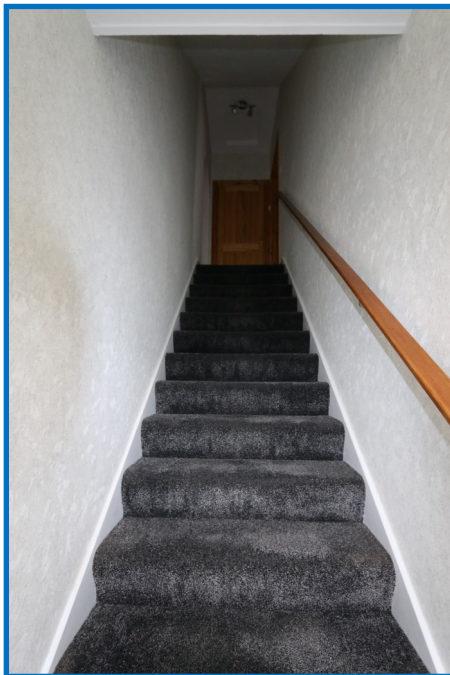
HOME REPORT VALUATION £90,000



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.

Entrance Stairwell – The property is entered through a partially glazed door leading from a communal path which is off Nelson Street. The entrance stairwell with wooden banister leads to the hallway with doors leading to further accommodation.



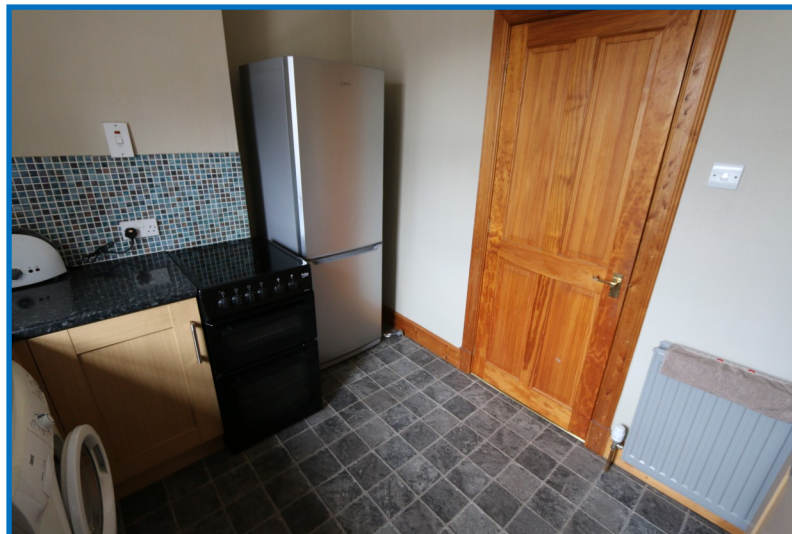
Living Room – Measuring 3.48m by 3.27m or thereby

The living room leads from the hallway with a window to the front. There is a small alcove with electric meter, fuse box and gas meter above. Large Radiator. Carpeted. There is a door leading from the living room into the kitchen.



Kitchen – Measuring 2.91m by 2.56m or thereby

The kitchen is equipped with a range of modern wall and base units, worktop surfaces with tiled surround and a sink with mixer tap and drainer. The window is to the rear. Small radiator. Space for appliances and large fridge/freezer. The washing machine, cooker and fridge/freezer are included in the sale.



Hallway – There is a large cupboard housing the boiler. Radiator and carpeted.

Bathroom with w.c. – Measuring 2.33m by 1.46m or thereby

The bathroom comprises: a 3 piece white suite with a "mira" shower over the bath. There are two small built in cupboards. Small window.



Bedroom 1 – Measuring 2.75 by 2.66m or thereby

Bedroom 1 is situated to the front of the property with a large double built in wardrobe with hanging rail and shelves. There is a window looking onto Nelson Street. Carpeted. Radiator.



Bedroom 2 – Measuring 2.68m by 2.56m or thereby

Bedroom 2 is situated to the rear of the property with window overlooking the communal garden. Small radiator.



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
- DOUBLE GLAZING
- MODERN ATTRACTIVE DECORATION THROUGHOUT
- GAS CENTRAL HEATING

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £89,000

Entry: By Mutual Arrangement

EPC: D

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.

**Murdoch, McMath & Mitchell,
Solicitors & Estate Agents,
27/29 Duke Street, Huntly.
Tel: (01466) 792291**