

8 GEORGE STREET, HUNTLY, AB54 8BT



We are pleased to offer for sale this **DETACHED DWELLING HOUSE** situated near the centre of Huntly. 8 George Street was converted in 2017 and now provides a modern two-bedroom dwelling house. Viewing is recommended to appreciate the living accommodation.

OFFERS AROUND £90,000

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.

Open plan Kitchen and Living Room – Measuring 7.15m 3.37m or thereby

8 George Street is entered through a partially glazed doorway leading into a bright and modern open plan Kitchen and Living Room area with two front facing windows. The open plan Kitchen area has ample wall and base units with an integrated oven with extractor above, fridge and washing machine/drier. There is a hob and modern splashback. Under cupboard spotlights. The Living Room area has a television point, large electric panel radiator and ample power points.



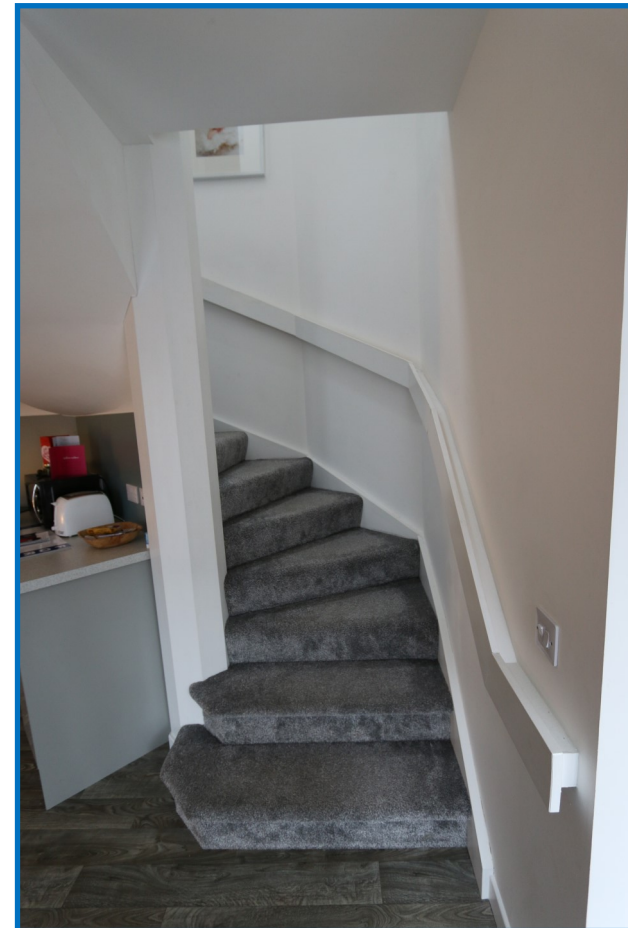
Shower Room – Measuring 1.88m by 1.79m or thereby

The Shower Room is situated on the ground floor to the right of the Living and Kitchen Area. There is a w.c., shower cubicle with electric shower overhead and a wash hand basin with cabinet below providing storage. Heated towel rail. Mirror with shaving point. Spotlights.



First Floor

A carpeted staircase leads to the first floor. There is a large built in cupboard with hanging rail which houses the immersion heater. Sky-light above the staircase.



Bedroom 1 – Measuring 3.63m by 3.15m or thereby

Located to the left of the staircase is the first bedroom. There is a window to the front looking onto George Street. Electric panel radiator. Power points. Coombed ceiling.



Bedroom 2 – Measuring 3.99m by 3.02m or thereby

The second bedroom also has a window to the front. Electric panel radiator. Television point. Power points. Coombed ceiling.

There is a small passage to the side of the property for bin storage.

FEATURES

- **MODERN DETACHED PROPERTY**
- **TWO DOUBLE BEDROOMS**
- **OPEN PLAN KITCHEN AND LIVING AREA**
- **FULLY DOUBLE GLAZED**
- **CLOSE TO THE CENTRE OF HUNTLY**
- **AMPLE POWER POINTS THROUGHOUT**
- **PRICE BELOW HOME REPORT VALUATION**

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £90,000

Entry: By Mutual Arrangement

Council Tax Band: C

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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