

# **84 GORDON STREET, HUNTLY, AB54 8ES**



We are delighted to offer for sale this **SEMI DETACHED DWELLING HOUSE** within the Town of Huntly. 84 Gordon Street comprises: 4/5 Bedrooms, Dining Kitchen, Living Room, W.C., Bathroom, Cellar and has a large garden to the rear. Viewing is highly recommended to appreciate the living accommodation within.

**OFFERS AROUND £177,500**

**HOME REPORT VALUATION**

**£200,000**



**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 Hallway**

84 Gordon Street is accessed through a gate on Gordon Street to the side of the property. The Entrance Hallway has stairs leading to the first floor. Door to the Living Room and a door to the Dining Kitchen. Radiator. Telephone point.

#### **Living Room – Measuring 6.37m by 4.91m or thereby**

A partially glazed door leads into the spacious Living Room. Windows to the front. Radiators. Spotlights.



### **Dining Kitchen – Measuring 5.14m by 4.25m or thereby**

The Dining Kitchen has a window to each side. Dining area with an alcove and cupboard below. Wall and base units with space for appliances. Gas hob with oven below. Stainless steel sink with mixer tap and drainer. Door to the rear garden. Radiators. Radiators.





## **First Floor**

Stairs from the Entrance Hallway lead to the First Floor. Radiator. Further staircase leading to the Second Floor.

### **Bedroom One – Measuring 4.31m by 3.31m or thereby**

Large bedroom to the rear of the property with a window to the side. Large mirrored wardrobe with three sliding doors with hanging rails and shelves. Television point. Radiator.



**Bedroom Two – Measuring 2.90m by 2.74m or thereby**

Smaller double bedroom with a window to the side. Radiator.



**Bathroom – Measuring 2.34m by 1.20m or thereby**

The Bathroom has a corner bath with electric shower. Wet wall panels. Cupboards providing storage.



**W.C. – Measuring 1.80m by 1.22m or thereby**

Window to the side. W.C. and pedestal wash hand basin.







**Bedroom Three / Sitting Room – Measuring 5.13m by 3.67m or thereby**

Large Bedroom / Sitting Room with windows to the front of the property. Alcove with cupboard below. Electric fireplace. Radiator.

## **Second Floor**

Through a partially glazed door there is a staircase leading to the Second Floor. At the top of the staircase is a small landing and doors either side leading to Bedroom Four and Bedroom Five.



## **Bedroom Four – Measuring 3.93m by 3.27m or thereby**

Double bedroom with combed ceilings. Window to the side. Spotlights. Radiator.





**Bedroom Five – Measuring 6.59m by 3.38 or thereby**

Large bedroom with a velux window to one side and a window to the other. Radiator. Spotlights. Ample power points.





## Outside

There is access from the side of the property to the rear garden along a pathway with chipped stones.

The rear doorway leads down steps to an area which could be used for outdoor dining. Further steps then lead to the rear garden comprising large area of lawn to the right hand side. There is a shed. Outside water tap. Door to the Cellar. The Cellar has power and light and provides an excellent space for storage.





## **FEATURES**

- **SEMI DETACHED DWELLING HOUSE**
- **4/5 BEDROOMS**
- **SPACIOUS ACCOMMODATION WITHIN**
- **LARGE REAR GARDEN**
- **CELLAR PROVIDING EXCELLENT STORAGE SPACE**
- **GAS FIRED CENTRAL HEATING**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Around £177,500

**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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