

# 9 FORESTRY HOLDINGS, TILLATHROWIE, GARTLY, HUNTLY, AB54 4SB



We are pleased to offer for sale this SEMI DETACHED COTTAGE which enjoys a rural location near the Town of Huntly. 9 Forestry Holdings needs refurbishment throughout.

OFFERS AROUND £65,000 HOME REPORT VALUATION £65,000



**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:**

**Kitchen - Measuring 3.92m by 2.98m or thereby**

The front door leads into the Kitchen. There are two windows to the front. Walk in cupboard with shelves. Strip light. Stainless steel sink with drainer. Base cupboard. Door leading to the Living Room.

**Living Room – Measuring 4.43m by 3.90m or thereby**

Large window to the rear. Fireplace with electric fire, stone hearth and mantle. Door leading to the Inner Hallway.



### Hallway

The Hallway has doors leading to the two Bedrooms, rear Vestibule and Bathroom.



### Bedroom One – Measuring 3.35m by 3.27m or thereby

Window to the front.

### Bedroom Two – Measuring 4.71m by 2.95m or thereby

Large Bedroom with a window to the rear.



### **Rear Hallway**

Door to the Bathroom and to the Rear Garden.

### **Bathroom – Measuring 2.16m by 2.12m or thereby**

Three piece suite comprising: - W.C., Bathroom and pedestal Wash hand basin. Window to the rear.



## Outside

The Front Garden has a gate and steps leading down to the Front Door. Mainly laid with lawn. A path leads from the Front to the Rear Garden.



## Rear Garden

Large rear garden to the rear and side which is mainly laid with lawn/shrubs. There are two stores and a former agricultural building.



## **FEATURES**

- **SEMI DETACHED RURAL PROPERTY**
- **TWO BEDROOMS**
- **SET WITHIN A LARGE PLOT**
- **PRIVATE WATER AND DRAINAGE**
- **REQUIRES REFURBISHMENT**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Around £65,000

**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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