

BENALDER, SETTRINGTON STREET, HUNTLY, AB54 8AY



OFFERS OVER
£185,000

HOME REPORT
VALUATION
£185,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this **SEMI DETACHED DWELLING HOUSE** in a prime residential area of the Town of Huntly. Benalder comprises: three Bedrooms, Living Room, Kitchen, Porch, Shower Room, Utility Room, Hallway, Inner Hallway and Bathroom. Viewing is highly recommended to appreciate the location and well laid out accommodation.

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, cinema, 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:

Benalder is entered through a partially glazed door into the Entrance Vestibule. The **Entrance Vestibule – Measures 1.37m by 1.35m or thereby.** Radiator. Matwell. Coat-hooks. An eight pane glazed door leads into the Hallway.



Hallway

There are doors leading to the further accommodation. Built in cupboard with shelves and meters. Radiator.



Living Room – Measuring 4.21m by 4.14m or thereby

There is a large window overlooking the Front Garden. Cast iron stove. Built in cupboards with shelves. Radiator.



Kitchen – Measuring 3.57m by 3.43m or thereby

Fitted Kitchen with wall and base units. Space for appliances. Integrated oven. Gas hob with extractor hood. Tiling. Radiator. Window to the rear. One and a half bowl stainless steel sink with mixer tap and drainer. There is a partially glazed door which leads into the Porch.



Porch – Measuring 2.68m by 1.66m or thereby

There are windows to the rear and side. Radiator. A door leads to the Rear Garden.



Bedroom One – Measuring 4.18m by 3.50m or thereby

Bedroom One has a window to the front and a smaller window to the side. Radiator. Built in cupboard.



Shower Room – 2.19m by 1.82m or thereby

The Shower Room comprises: W.C., wash hand basin and shower cubicle. Built in cupboards. Window to the rear. Radiator.



A partially glazed door in the Hallway leads into an Inner Hallway with staircase to the Upper Floor and door into the Utility Room. Radiator. Shelves.



Utility Room – Measuring 3.91m by 2.72m or thereby

A partially glazed door leads into the spacious Utility Room. Fitted with wall and base units. There is a stainless steel sink with mixer tap and drainer. Extractor hood. Space for appliances. Window to the rear. Built in cupboard with shelves. There is a partially glazed door leading out to the side of the property.



Upper Floor

The carpeted staircase leads to the Upper Floor. There is a window to the side.



Bedroom Two – Measuring 4.76m by 4.09m or thereby

Bedroom Two has Velux windows one to the front and one to the rear. Built in wardrobe with hanging rail and shelf. Built in cupboards providing storage. Coombed ceilings. Radiator.



Bedroom Three – Measuring 3.37m by 2.42m or thereby

There is a Velux window to the rear. Radiator. Coombed ceilings.



Outside

Front Garden

Benalder has a driveway leading from Settrington Street. There are two areas of chipped stones and mature shrubs to either side of a pathway leading to the front door and the side. There is a wooden gate at the side leading to the Rear Garden.



Rear Garden

A path leads down to side of Benalder to the rear with chipped stones to one side. Area of lawn. Patio area and decking. Workshop with two stores. Outside water tap. Washing line.



FEATURES

- **SEMI DETACHED DWELLING HOUSE**
- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **WORKSHOP AND STORES**
- **GAS FIRED CENTRAL HEATING**
- **EXCELLENT LOCATION**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £185,000

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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