

# **BUNGALOW, CHAPELPARK, FORGUE**



**OFFERS OVER**  
**£145,000**  
**HOME REPORT**  
**VALUATION**  
**£150,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are pleased to offer for sale this **DETACHED BUNGALOW** close to the Village of Forgue and approximately 6 miles from the Town of Huntly. The Bungalow comprises: Entrance Vestibule, Hallway, Living Room, Dining Kitchen, Rear Hallway, two Bedrooms, and a Shower Room. There is a Single Garage and Store. There is garden ground to the front and parking for several vehicles the side and rear. Viewing is highly recommended to appreciate the location and accommodation within.

The property is located approximately 6 miles from the Town of Huntly and within commuting distance of Aberdeen and Elgin. Primary Schooling is available in Forgue with secondary schooling at The Gordon Schools, Huntly. Huntly is a 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:**

A glazed door with side panel leads into the **Entrance Vestibule – measuring 1.62m by 1.11m or thereby.** Meter cupboard. A glazed door leads into the Hallway.

The **Hallway** has doors leading to further accommodation. Radiator. Built in cupboard. Hatch to the loft.



**Living Room – Measuring 4.84m by 3.60m or thereby**

The Living Room has a large window to the front with views across the countryside.  
The fireplace has a stone hearth and surround. Radiator.



**Dining Kitchen – Measuring 3.45m by 2.93m or thereby**

The Dining Kitchen has base units with a stainless steel sink with mixer tap and drainer. There is space for appliances. Window to the side. Two built in cupboards, both with shelves providing ample storage. A door leads to the **Rear Vestibule – measuring 1.90m by 0.90m or thereby**. There is a door leading to the rear of the property.



**Bedroom One – Measuring 3.93m by 3.29m or thereby**

Spacious double Bedroom with a window to the front. Built in wardrobe. Radiator.



**Bedroom Two – Measuring 3.48m by 2.92m or thereby**

Spacious double Bedroom with a window to the rear. Built in wardrobe. Radiator.



**Shower Room – Measuring 2.40m by 1.78m or thereby**

The Shower Room comprises: W.C., pedestal wash hand basin, shower with wet wall panels. Radiator.



## Outside

The enclosed Front Garden is mainly laid with lawn surrounded by flower beds and mature shrubs. To one side there is a path leading to the rear. Oil tank. A Single Garage with store. Parking is available for several vehicles at the rear and side.



## **FEATURES**

- **DETACHED BUNGALOW**
- **TWO DOUBLE BEDROOMS**
- **OIL FIRED CENTRAL HEATING**
- **RURAL LOCATION**
- **VIEWS ACROSS THE COUNTRYSIDE**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £145,000

**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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