

# CORVICHEN, HUNTLY, ABERDEENSHIRE, AB54 6JD



**OFFERS AROUND**  
**£105,000**

**HOME REPORT**  
**VALUATION**  
**£110,000**

We are pleased to offer for sale this **DETACHED COTTAGE** located on the outskirts of Huntly with views across the beautiful Aberdeenshire countryside. Corvichen comprises: two Bedrooms, Kitchen, Living Room and Shower Room. The property has oil fired central heating. Viewing is highly recommended to appreciate the location and potential of this property.



**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 Vestibule**

Corvichen is entered through a partially glazed door leading into the Hallway. There is a large cupboard with space for appliances, coat hooks and hatch to loft. Radiator. Doors leading to further accommodation.

#### **Kitchen – Measuring 2.72m by 2.52m or thereby**

Modern wall and base units with a stainless steel sink with mixer tap and drainer. There is a window to the rear with views across the countryside. Space for appliances. Spotlights. Modern flooring. Radiator.





**Shower Room – Measuring 2.51m by 1.55m or thereby**

The Shower Room comprises a double shower cubicle with electric shower, pedestal wash hand basin and W.C. Window to the rear. Wet wall panels.



**Bedroom One – Measuring 3.86m by 3.57m or thereby**

Large double bedroom with two windows. Radiator. Built in wardrobe with hanging rail.



### **Living Room – Measuring 4.34m by 3.85m or thereby**

There is a small step leading from the Hallway into the Living Room. Two windows. Electric fire with stone surround and wooden mantle. Alcove with cupboard below and display shelves above. Radiator. A door leads through to Bedroom Two.



### **Bedroom Two – Measuring 3.35m by 2.91m or thereby**

Window to the rear. Radiator.





## Outside

Corvichen is set within a large plot. There is an area of lawn to the front. There is a wooden shed. Area with paving, chipped stones and mature shrubs. To the east of the property there is an area of ground with potential to develop subject, of course, to all Local Authority and other Bodies Planning Permissions, Approvals and other necessary Consents.









## **FEATURES**

- **DETACHED COTTAGE**
- **TWO BEDROOMS**
- **SET WITHIN A LARGE PLOT**
- **OIL FIRED CENTRAL HEATING**
- **VIEWS ACROSS THE BEAUTIFUL COUNTRYSIDE**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Around £105,000

**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.**

**Murdoch, McMath & Mitchell,  
Solicitors & Estate Agents,  
27/29 Duke Street, Huntly.  
Tel: (01466) 792291**