

17 FOREST WAY, HUNTLY, ABERDEENSHIRE, AB54 8RG



We are delighted to offer for sale this well located **TWO STOREY END TERRACED DWELLING HOUSE** which enjoys fine open views across a car parking area to the hills in the distance. The property has to be viewed to be appreciated as it contains comfortable accommodation on two floors.

OFFERS OVER £110,000

HOME REPORT VALUATION £115,000



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.

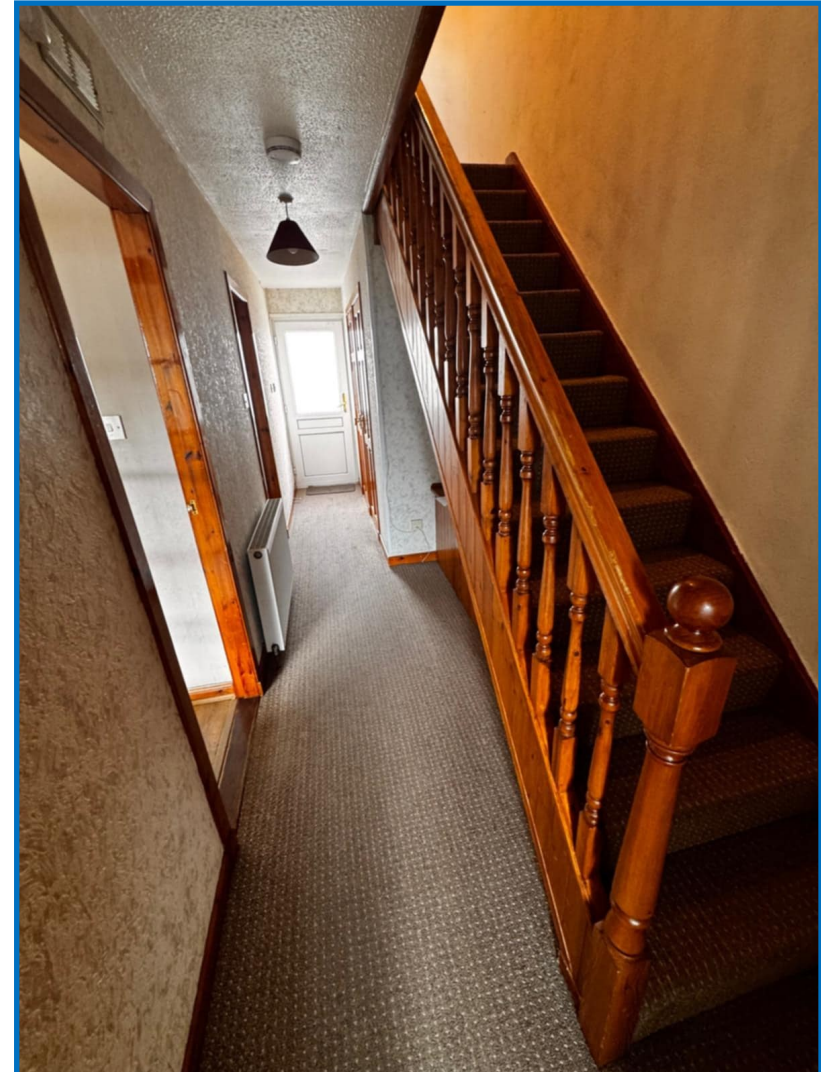
The Accommodation Comprises:

Vestibule

A partially glazed front door leads into the Vestibule with cloak cupboard.

Hallway

A fifteen pane glazed doorway leads from the Vestibule through into the Hallway where there is a radiator and under stair cupboards. Large cupboard. Door leading to the rear garden and stairs leading to Upper Floor.



Living Room – Measuring 3.79m by 3.81 or thereby

The bright Living Room has a window overlooking the garden to the front and car parking area. There is a fire surround and electric fire which is included in the sale. Wall lights. Laminate flooring. Radiator.



Dining Kitchen – Measuring 3.93m by 3.80m or thereby

This fully fitted Kitchen has a selection of wall and base units. There is a stainless steel sink, drainer and mixer tap. Work surfaces. Space for appliances. Boiler. Cooker and extractor hood. A window overlooks the Rear Garden.



W.C – Measuring 1.34m by 0.89m or thereby

There is a small W.C. on the ground floor with wash hand basin, W.C and small window to the rear.



Upper Floor

The stairway leads to the Upper Floor Landing where there is a hatch to the Loft and a cupboard.



Bedroom One – Measuring 2.93m by 3.68m or thereby

Window to the rear. Radiator.



Bedroom Two – Measuring 3.94m at widest point by 4.06m or thereby

Window to the front and radiator.



Bedroom Three – Measuring 2.33m by 2.65m or thereby

Window to the front.



Bathroom – Measuring 2.64m by 1.83m or thereby

There is a bath, pedestal wash hand basin, W.C. and separate shower unit. Window and radiator.



Front Garden

The Front Garden is enclosed by a wall and there is an area of lawn and a flower border. There is paving leading to the front door and a gate leading to the rear garden.



The Side/Rear Garden

The Rear Garden has a small Greenhouse, a small Shed and a larger Shed. It is paved and low maintenance. There is a rotary clothes drier with gate leading to the rear.



FEATURES

- **THREE BEDROOMS**
- **WELL LOCATED IN A VERY POPULAR RESIDENTIAL AREA**
- **GOOD SIZED ACCOMMODATION**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS**
- **VIEWING RECOMMENDED TO APPRECIATE THE CONVENIENT LOCATION**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £110,000

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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