

65 BOGIE STREET, HUNTLY, AB54 8HF



This is a very well presented **GROUND FLOOR FLAT** which offers excellent accommodation on one floor and offers easy access to Huntly Railway Station (which is within walking distance) and the A96 trunk road between Aberdeen and Inverness. The convenient location of the flat makes it highly desirable and considerable interest is expected.

OFFERS OVER £95,000

HOME REPORT VALUATION £95,000



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.

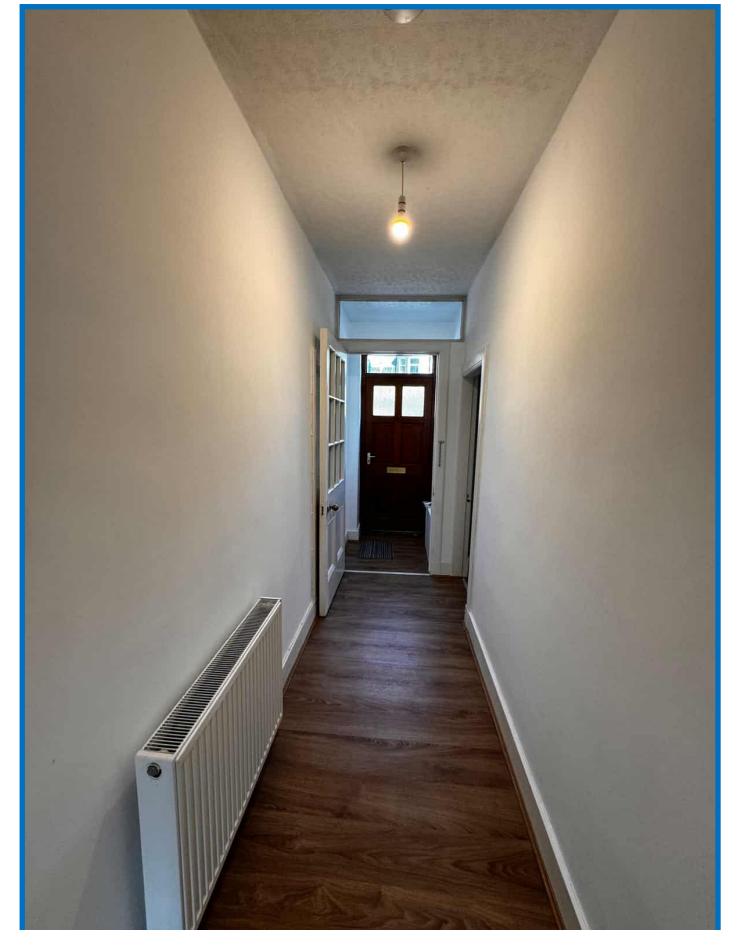
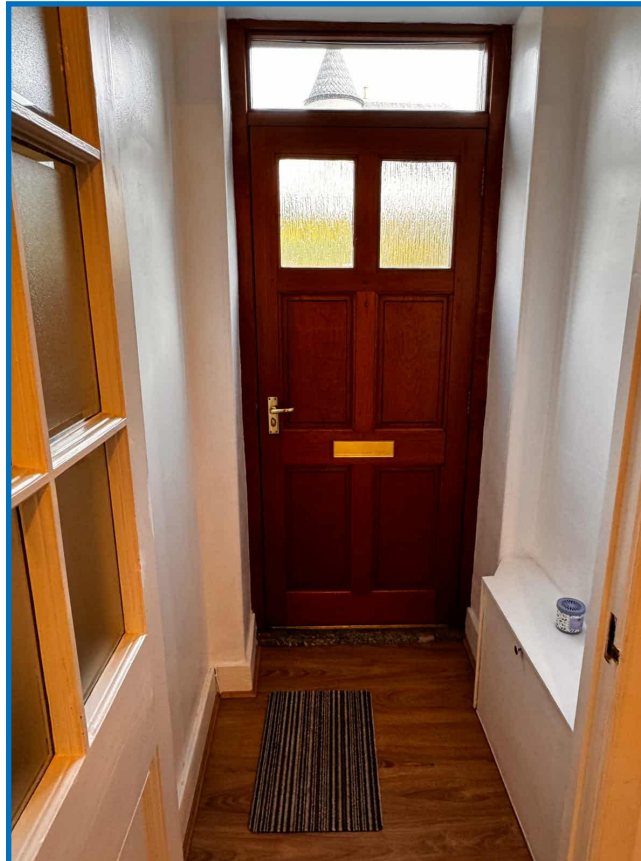
The Accommodation Comprises:

Entrance Vestibule – Measuring 1.22m by 1.22m or thereby

The property is entered by a wooden front door with two glazed panels and an upper glazed panel over the doorway. Small cupboard at floor level housing meters. Laminate flooring.

Hallway

All rooms lead off the Hallway which is entered through a partially glazed doorway. Laminate flooring. Radiator.



Dining Kitchen – Measuring 4.11m by 3.29m or thereby

This spacious Dining Kitchen is fitted with a range of wall and base units. There is an oven, hob and extractor hood. Modern work surfaces and space for appliances. Window to rear. Back door. Spotlighting. Wall length cupboard. Radiator. Laminate flooring.



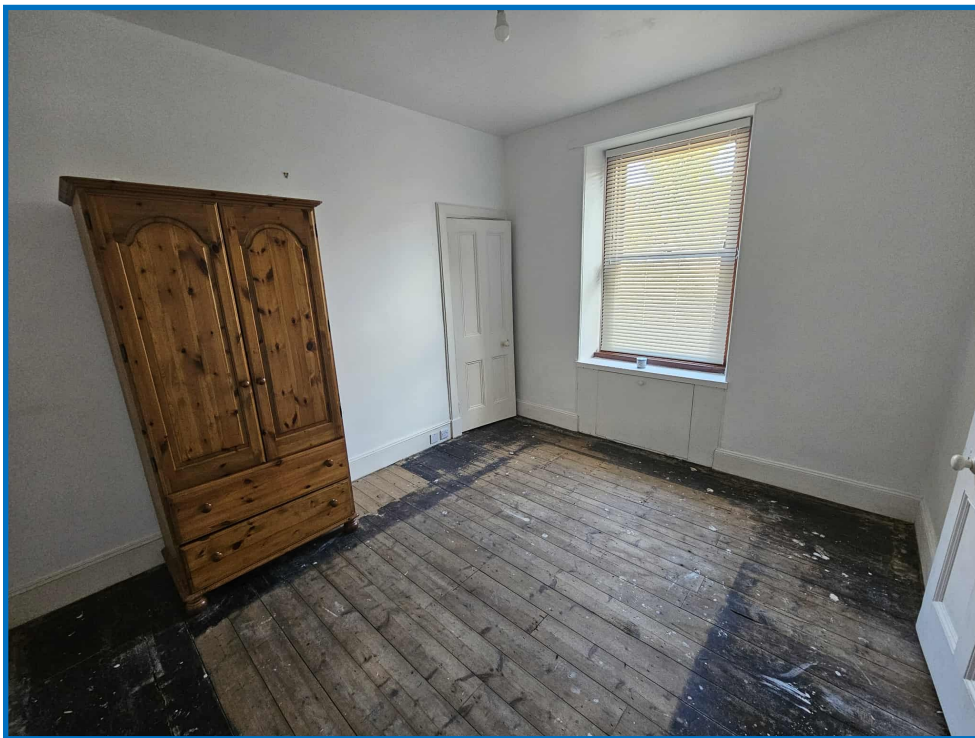
Living Room – Measuring 3.60m by 4.12m or thereby

The Living Room window overlooks the front and there are alcoves to either side of the fireplace with shelving. Fireplace with tiled hearth and surround. There is a radiator, cornicing and laminate flooring.



Bedroom One– Measuring 3.65m by 3.14m or thereby at widest points

This Bedroom has a window to the front. Radiator. Built in cupboard.



Bedroom Two– Measuring 3.70m by 3.56m or thereby at widest points

This Bedroom has a built in cupboard and a window to the rear. Radiator.



Shower Room – Measuring 2.42m by 1.88m or thereby

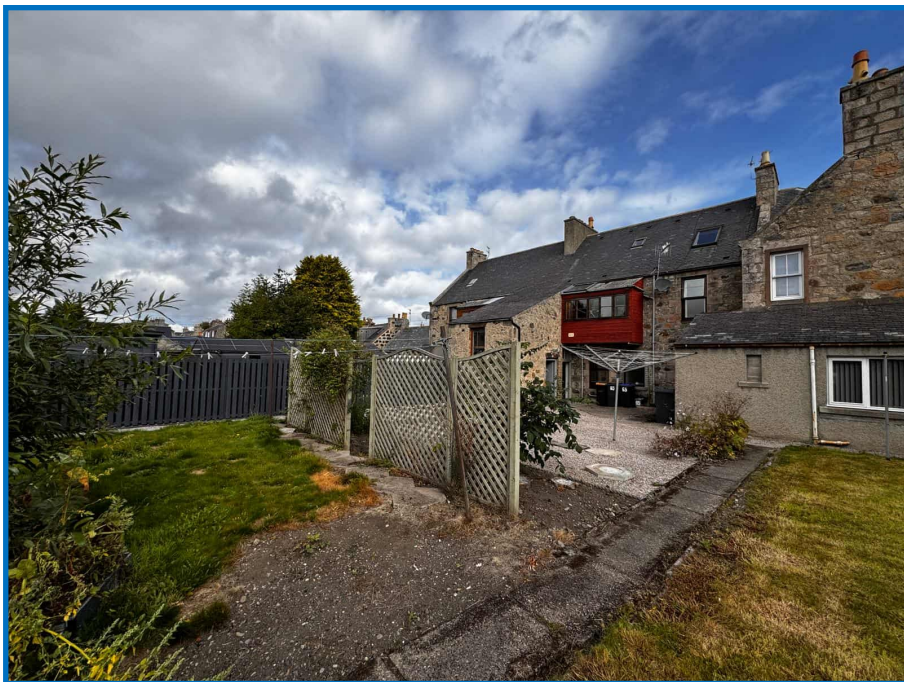
The Shower Room has a large shower cubicle with “Mira” shower and wet walling. There is a W.C. and wash hand basin. Window to the rear. Radiator. Laminate flooring.



Outside

In the communal area there is a large storage cupboard and outside an area of exclusive garden ground.





FEATURES

- GROUND FLOOR FLAT
- TWO BEDROOMS
- SPACIOUS ACCOMMODATION
- EXCLUSIVE AREA OF GARDEN GROUND
- CONVENIENT LOCATION NEARBY HUNTLY RAILWAY STATION AND WITH ACCESS TO A96 TRUNK ROAD
- WELL PRESENTED AND MAINTAINED PROPERTY

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £95,000

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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