

# LAURISTON, RICHMOND AVENUE, RHYNIE, BY HUNTLY, AB54 4HJ



**OFFERS OVER**  
**£179,000**  
**HOME REPORT**  
**VALUATION**  
**£180,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are delighted to offer for sale this **DETACHED BUNGALOW** in the Village of Rhynie. Lauriston comprises: Entrance Vestibule, Hallway, three Bedrooms one with En-Suite Shower Room, Living Room, Dining Room, Kitchen, Utility Room and Bathroom. There is a Single Garage and ample off street parking. Viewing is highly recommended.

Rhynie is located approximately 9 miles from Huntly which is the nearest Town. It enjoys the usual facilities befitting a rural Village including Primary School, Church, Shop and Doctor's Surgery. The market town of Huntly provides a wider range of recreational facilities, shops and amenities and is on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. The town is within easy commuting distance of Aberdeen and is a popular tourist centre during the summer months giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth. There are a wide range of Shops, Educational Establishments, Churches, Hospital and Sports Facilities (including golf, fishing on the rivers Deveron and Bogie, bowling, cricket, and many more.)

**The Accommodation comprises:**

Lauriston is entered through a partially glazed door with glazed side panel into the **Entrance Vestibule**.

The **Entrance Vestibule measures 1.70m by 1.50m or thereby**.

There are cupboards to one side housing the meters. A glazed door with side panel leads into the Hallway.



### Hallway

The Hallway has doors leading to further accommodation. There is a built-in cupboard with shelves and another cupboard housing the water tank. Heater. Hatch to the Loft with ladder.



### Living Room – Measuring 4.52m by 4.07m or thereby

The Living Room has a floor length window to the side and window to the front. Open fireplace with wooden mantle and stone hearth. Wall heater. Doors lead through into the Dining Room.



**Dining Room – Measuring 3.01m by 3.01m or thereby**

There is a window to the rear. Wall heater. There is a door into the Kitchen.



**Kitchen – Measuring 3.10m by 3.01m or thereby**

Fitted Kitchen with wall and base units. Window to the rear. Sink with mixer tap and drainer. Space for appliances. Integrated oven with hob and extractor above. Strip light. Heater. Door leads into the Hallway.



**Utility Room – Measuring 3.10m by 1.69m or thereby**

There are fitted base units. Stainless steel sink with drainer. Space for appliances. A partially glazed door leads to the Rear Garden. Window to the rear. Strip light.

**Bedroom One – Measuring 3.20m by 2.98m or thereby**

There is a window to the front. Built in wardrobe with double sliding doors. Heater.



**Bedroom Two – Measuring 3.35m by 2.97m or thereby**

There is a window to the front. Built in wardrobe with double mirrored sliding doors. Heater.



**Bedroom Three with En-Suite – Measuring 4.11m by 2.90m or thereby**

There is a window to the rear. Built in wardrobe with double sliding doors. Heater. Door into the **En-Suite which measures 2.23m by 1.44m or thereby.** The Ensuite comprises: W.C. Shower and pedestal wash hand basin. There is a window to the rear.



### **Bathroom – Measuring 3.01m by 1.80m or thereby**

The Bathroom has a window to the rear and comprises: W.C., bath and pedestal wash hand basin.



### **Outside**

To the front there is a large tarred Driveway leading from Richmond Avenue providing parking for several vehicles. There is an area of chipped stones. **Single Garage** with up and over door, power and light. To the rear is another area of chipped stones and an area of lawn. There is a Garden Store.



## **FEATURES**

- **DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **OFF STREET PARKING FOR SEVERAL VEHICLES**
- **SINGLE GARAGE**
- **VIEWING IS HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Over Offers £179,000

**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**