

QUENDALE, 18 CHURCH STREET, HUNTLY, AB54 8AU



PRICE GUIDE

£170,000

**HOME REPORT
VALUATION**

£170,000

We are delighted to offer for sale this **SEMI DETACHED BUNGALOW** close to the Town Centre of Huntly. Quendale offers spacious accommodation with off street parking for a couple of vehicles. Viewing is highly recommended to appreciate the accommodation within.



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Huntly is a long established 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, Cinema 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:

Quendale is entered through a partially glazed door into the **Entrance Vestibule – measuring 1.38m by 0.90m or thereby.** The Entrance Vestibule has a cupboard housing the meters. Coat hooks. A glazed doorway leads into the spacious Hallway with doors leading to further accommodation.



Hallway

The Hallway has a hatch to the loft which is partially floored and has a light. The Boiler is within the Loft.



Living Room – Measuring 4.27m by 4.25m or thereby

There is a large window to the front. There is a fitted gas fire with stone surround and hearth. Two wall lights. Radiator.



Dining Kitchen – Measuring 6.13m by 3.72m or thereby

Fully fitted Kitchen with wall and base units. 1 ½ bowl sink with mixer tap and drainer. Integrated oven with gas hob above and extractor fan. Space for appliances. Tiling behind the worktops. There is a window to the rear. There is a Dining Area with two alcoves through to the Sun Room. Spotlights. The Dining Kitchen is open plan with the Hallway. There is glazed door leading into the Sun Room.



Sun Room – Measuring 4.77m by 3.85m or thereby

The Sun Room overlooks the well maintained Rear Garden with windows to three sides. Large radiator. There is a glazed door leading to the side of the property with access to the Driveway and Rear Garden. A glazed door leads into the Dining Kitchen.



Bedroom One – Measuring 3.63m by 3.55

Bedroom One has a large window to the front. There are two wardrobes with double sliding doors which are ideal for storage. Radiator.



Bedroom Two – Measuring 3.59m by 2.78m or thereby

Bedroom Two has a window to the side. There is a double wardrobe with sliding doors. Radiator.



Bathroom with Shower – Measuring 3.16m by 2.94m at the widest point or thereby

There is a door leading from the Hallway into an Inner Hallway with a built in cupboard and a second door into the Bathroom with Shower.

The Bathroom has a four piece suite comprising: W.C., pedestal wash hand basin, bath and separate electric shower. There is tiling. Radiator. Window to the rear. There is a large cupboard with sliding doors providing ample storage space.



Outside

Garden Ground

Quendale is accessed from Church Street through a gate leading to the front door. There are areas of chipped stones to either side. The Driveway has gates which lead up the side of the house providing parking for a couple of vehicles. There is a car port at the side of the property along with a covered area at the rear door. From the Driveway there is a gate leading to the rear of the property. Outside water tap. Steps lead down the side of the Sun Room to a path leading round the lawn with mature flower borders. There is an external store. There is a path leading to a gate at the rear of the garden accessing a parking space. The parking space is accessed via a road on Settrington Street which is laid in grass.



FEATURES

- **SEMI DETACHED BUNGALOW**
- **TWO BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **DRIVEWAY WITH CAR PORT**
- **PRIVATE CAR PARKING SPACE AT THE REAR OF THE PROPERTY**
- **GAS FIRED CENTRAL HEATING**
- **SPACIOUS ACCOMMODATION WITHIN**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Price Guide £170,000

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**