

# 1 SCOTT DRIVE, HUNTLY



**OFFERS AROUND**  
**£125,000**

**HOME REPORT**  
**VALUATION £125,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are delighted to offer for sale this **TWO BEDROOMED SEMI DETACHED DWELLING HOUSE** close to Huntly Town Centre. Additional accommodation comprises: Entrance Hall, Living Room, Kitchen, Conservatory, Rear Hall Utility Area, Bathroom and Shower Room. The property has well maintained garden grounds to the front, side and rear. There is a large workshop / store to the rear with a separate Summerhouse and Shed. Off street parking is available. Viewing is highly recommended to appreciate the location, accommodation within and well maintained garden grounds.

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:**

1 Scott Drive is entered through a door with glazed panel into the **Entrance Hall**. There is a door leading into the Living Room and carpeted staircase leading to the Upper Floor. Radiator. Matwell.

### **Living Room – Measuring 4.26m by 4.20m or thereby**

There is a large window to the front. Stone display unit with gas fireplace and stone hearth. Radiator. Wall lights. A glazed door leads into the Kitchen.



**Kitchen – Measuring 4.58m by 2.34m or thereby**

The Kitchen is fitted with wall and base units. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated oven with gas hob above. Extractor hood. Space for appliances. Window to the rear. Radiator. There is a glazed door leading into the Conservatory. An arch leads to the Rear Hall. There is a door into the **Utility Area – measuring 3.19m by 1.12m or thereby.** There are wall and base units. Space for appliances. Radiator.



### **Conservatory – Measuring 4.04m by 3.23m or thereby**

The Conservatory has glazing to three sides and the roof. There are double sliding doors leading to the rear garden. Wall lights.



### **Upper Floor**

A carpeted staircase leads to the Upper Floor with doors leading to further accommodation. Window to the side. There is a hatch to the Loft. The loft is fully floored and carpeted. There are several small cupboards within the Loft.

**Bedroom One – Measuring 3.28m by 3.27m at the widest point or thereby**

Double Bedroom with a window to the front. Double mirrored wardrobe with sliding doors, shelf and hanging rail. Radiator. Wall lights.



**Bedroom Two – Measuring 3.35m by 3.00m at the widest point or thereby**

Bedroom Two has a window to the rear. Double mirrored wardrobe with sliding doors, hanging rail and shelves. Radiator. Wall lights.



**Bathroom – Measuring 2.79m by 1.79m or thereby**

The Bathroom comprises: W.C., large bath and pedestal wash hand basin. There is a window to the rear. Tiling to dado height. Radiator.



**Shower Room – Measuring 2.00m by 2.00m at the widest points or thereby**

The Shower Room is irregular in shape and comprises: pedestal wash hand basin, vanity unit with cupboards below and shower cubicle with tiling. Radiator.



## Outside

Wrought Iron gates access the Front Garden and Lock Block driveway. The Front Garden is laid out with chipped stones and mature shrubs for low maintenance. An arched Wrought Iron gateway provides access to the side with a path leading to the Rear Garden. Large area of lawn. Large Workshop / Store with electricity and lighting. Outside water tap. At the very rear of the garden is a Summerhouse with separate wooden shed.







## **FEATURES**

- **SEMI DETACHED DWELLING HOUSE**
- **TWO BEDROOMS**
- **BATHROOM AND SEPARATE SHOWER ROOM**
- **WELL MAINTAINED GARDENS TO THE FRONT AND REAR**
- **EXTENSIVE WORKSHOP / STORE WITH SEPARATE SUMMERHOUSE AND SHED**
- **GAS FIRED CENTRAL HEATING**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Around £125,000

**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**