

# 22 SCOTT DRIVE, HUNTLY, AB54 8DB



**OFFERS OVER £145,000**

**HOME REPORT**

**VALUATION £150,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

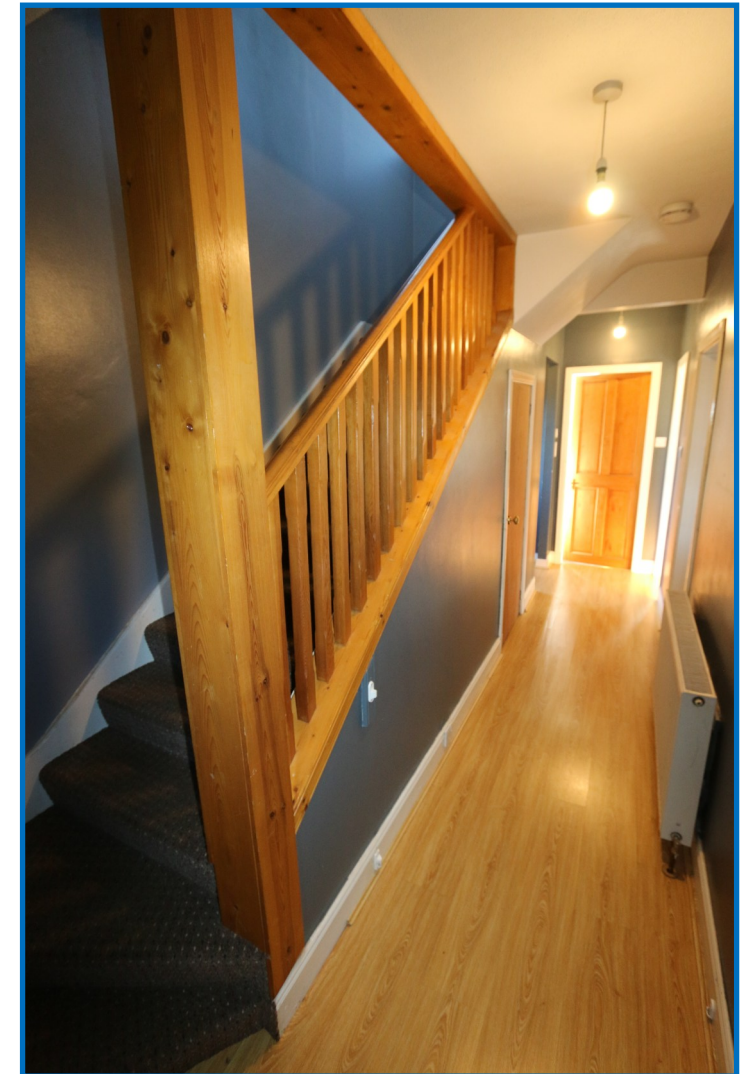
We are pleased to offer for sale this **THREE BEDROOM END TERRACE DWELLING HOUSE** located in a popular residential area in the Town of Huntly. Accommodation comprises: Entrance Hallway, Living Room, Kitchen and Bathroom. 22 Scott Drive has ample off street parking and garden grounds to the rear, side and front. Viewing is recommended to appreciate the location and accommodation within.



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 Cinema, 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:**

22 Scott Drive is entered through a partially glazed door into the **Entrance Hallway**. There are doors leading to the Living Room, Kitchen, Bathroom and door leading out to the side of the property. Matwell. Radiator. Cupboard with meters. Large understairs cupboard.



**Living Room – Measuring 4.74m by 3.60m or thereby**

The Living Room has a large window to the front. Electric fireplace with wooden surround and marble effect hearth. Built in cupboard with shelves. Large radiator.





**Kitchen – Measuring 3.67m by 2.71m or thereby**

Fully fitted Kitchen with ample wall and base units with space for appliances. Two windows overlook the Rear Garden. Stainless steel sink with mixer tap and drainer. Integrated oven with hob and extractor hood above. Tiling behind the worktops. Radiator.



**Bathroom – Measuring 2.00m by 1.78m or thereby**

Modern Bathroom suite comprising: bath with shower over, pedestal wash hand basin and W.C. Window to the rear. Wet wall panels. Large heated towel rail.



**Upper Floor**

Carpeted staircase leads to the Upper Floor.  
There is a window to the side.

**Bedroom One – Measuring 4.84m by 3.20m or thereby**

Large Bedroom with a window to the front. There is a cupboard area and separate cupboard with storage above. Radiator.





**Bedroom Two – Measuring 4.18m by 2.61m or thereby**

There is a window to the rear. Built in wardrobe with hanging rail and shelves. Radiator.



**Bedroom Three – Measuring 3.13m by 3.06m or thereby**

There is a window to the rear. Radiator.

## Outside

22 Scott Drive has an enclosed Garden to the rear with rotary clothes drier. Outside water tap. To the side there are gates leading from Dunbar Terrace and a driveway providing ample parking space. Large area of lawn to the side and front. There is a timber shed. There is a further opening for cars on Scott Drive.





## **FEATURES**

- **END TERRACED DWELLING HOUSE**
- **THREE BEDROOMS**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE OFF STREET PARKING**
- **VIEWING RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £145,000

**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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