

7A CASTLE STREET, HUNTLY, AB54 8BP



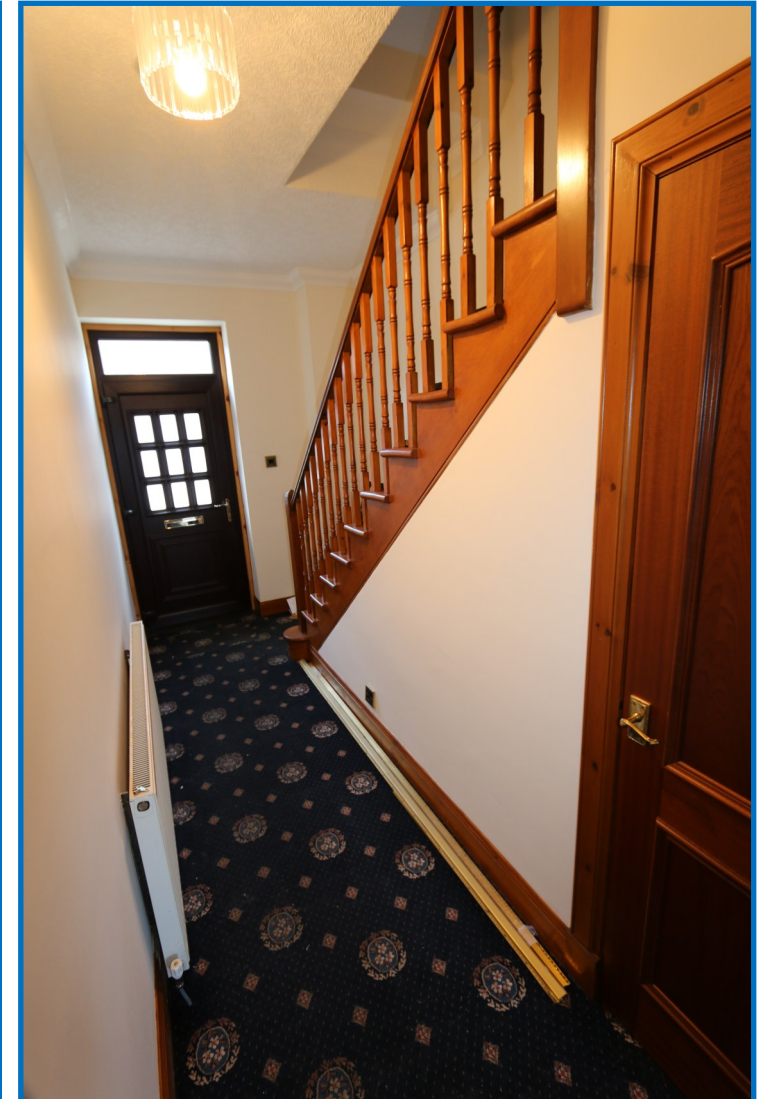
OFFERS AROUND £120,000
HOME REPORT VALUATION
£120,000

We are pleased to offer for sale this **MID TERRACED DWELLINGHOUSE** situated walking distance of Huntly Town Centre and The Square 7a Castle Street has three double bedrooms and offers spacious accommodation within. There is a garden to the rear. Viewing is recommended.

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:

7a Castle Street is entered through a partially glazed door into the Hallway. The **Hallway** is carpeted with a staircase leading to the Upper Floor, doors lead to the Bathroom and the Living Room. There is a large under stair cupboard with shelves and coat hooks. There is a further cupboard with shelves. Radiator. Matwell.



Living Room – Measuring 4.88m by 3.40m or thereby

Spacious Living Room with a large window to the front. There is a door leading into the Kitchen. Electric fire with wooden mantle. Alcove with cupboard below. Dado rail. Radiator.



Kitchen – Measuring 3.74m by 2.99m or thereby

A glazed door leads from the Living Room into the Kitchen. There are ample wall and base units. There is a stainless steel sink with mixer tap and drainer. Space for appliances. Double oven with gas hob and extractor hood. Window to the rear. Attractive modern flooring. Radiator. One of the cupboards houses the boiler. Spotlights.



Bathroom – Measuring 2.37m by 1.66m or thereby

Three piece Bathroom Suite comprising: W.C., wash hand basin and curved bath with shower overhead. Tiling. There is a window to the rear. Radiator.



Upper Floor

A carpeted staircase leads to the Upper Floor with wooden banister. Access to the loft.

Bedroom One with En-Suite – Measuring 3.79m by 3.28m or thereby

Double Bedroom with a large window to the front. Wardrobe with mirrored sliding doors, hanging rail and shelves. Alcove with cupboard below. Dado rail.



En-Suite – Measuring 1.29m by 1.28m or thereby.

W.C., wash hand basin and shower cubicle with shower above. Extractor fan. Tiling.



Bedroom Two – Measuring 4.63m by 2.57m or thereby

Double Bedroom with a window to the rear. Alcove with cupboard below. Radiator. Dado rail.



Bedroom Three – Measuring 3.55m by 2.83m or thereby

Double Bedroom with a window to the rear. Radiator. Dado rail.



Outside

There is a garden to the rear which is mainly laid with lawn.

FEATURES

- **MID TERRACED DWELLING HOUSE**
- **THREE BEDROOMS**
- **REAR GARDEN**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **WITHIN WALKING DISTANCE OF TOWN SQUARE**
- **GAS FIRED CENTRAL HEATING**

Viewing: By Arrangement with subscribers

Price Guide: Offers Around £120,000

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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