

THE LODGE, DEVERON ROAD, HUNTLY, AB54 4UL



OFFERS OVER £160,000

HOME REPORT

VALUATION £160,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

This is a delightful and historic property which was built in 1879 and has been internally refurbished to provide modern accommodation. The location is convenient for the A96 and TESCO Supermarket. Viewing is highly recommended to appreciate the interior which provides comfortable and spacious accommodation on one level. The property off street parking to the rear for several vehicles.

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:

The front door of the property is partially glazed and leads into an **Entrance Vestibule** where there is a radiator, a window to the side of the property and a dado rail.

Hallway

The Entrance Vestibule leads into the Hallway where there are rooms leading off.

Living Room – Measuring 4.18m by 3.70m or thereby

The Living Room is to the right of the Hallway and has windows overlooking the side. There a recessed fireplace with wooden surround and mantle and a slate hearth. To one side is a shelved cupboard with enclosed cupboards below and to the otherside a large cupboard. Radiator.

To the rear of the Living Room is a Rear Vestibule which houses a cupboard with shelving, a door to the Rear Garden and a radiator.



Bedroom One – Measuring 3.77m by 2.94m or thereby

This room has a window to the rear. Radiator. Fitted wardrobe with sliding doors which internally has a hanging rail and shelving.



Bedroom Two – Measuring 4.04m by 2.63m or thereby

This room has a large feature window overlooking the attractive adjoining tree enclosed area. Cornicing. This room could also be used as a Dining Room.



Shower Room – Measuring 2.74m by 1.91m or thereby

The large Shower Room has wet walling and a wooden panelled ceiling. There is a W.C., pedestal style wash hand basin and a window to the rear. Radiator. Large Shower unit.



Kitchen – Measuring 2.75m by 2.14m or thereby

This Galley style Kitchen has a window to the front. It is fully fitted with a stainless steel sink, drainer and mixer tap. There is a wide window ledge. Electric cooker and separate hob.



Outside

There are low maintenance gardens surrounding the property. There is attractive beech hedging to the front and wooden fencing and walls at either side. There is considerable space for vehicles providing off street parking. Outside water tap. The Rear Garden is laid in chipped stones and has an oil tank. There is a wooden store and a coal shed.



FEATURES

- **DETACHED LODGE HOUSE SET IN ITS OWN GROUNDS**
- **HISTORIC AND UNIQUE LODGE HOUSE BUILT IN 1879**
- **MODERN REFURBISHED ACCOMMODATION WITHIN**
- **LOW MAINTENANCE GARDENS AND SUBSTANTIAL PARKING SPACE FOR SEVERAL VEHICLES IN THE GROUNDS**
- **DOUBLE GLAZED WINDOWS**
- **OIL FIRED CENTRAL HEATING**
- **VIEWING RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £160,000

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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