

# THE SCHOOLHOUSE, GARTLY, HUNTLY, AB54 4QA



We are pleased to offer for sale this **DETACHED DWELLING HOUSE** in the rural village of Gartly. The property comprises: three Bedrooms, open plan Living Room and Dining Area, Kitchen, Sitting Room, W.C., Store and Bathroom. The Schoolhouse has a detached, large Single Garage with driveway. The front garden has been well maintained with mature flower borders. The rear garden is large with a range of garden sheds and greenhouse. Viewing is highly recommended.

**OFFERS AROUND £215,000**

**HOME REPORT VALUATION £220,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

Gartly is a small, peaceful village approximately 5 miles from Huntly. 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 main-line 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:**

**Entrance Vestibule – Measuring 1.11m by 1.01m or thereby**

A partially glazed door leads into the Entrance Vestibule. There is a cupboard housing the meters. A fully glazed door leads into the Hallway with doors leading to further accommodation. The **Hallway** has an under-stair cupboard with the boiler and window to the front. There is a carpeted staircase leading to the Upper Floor. Radiator.



**Open Plan Living Room and Dining Area**

**Living Room – Measuring 6.07m by 3.61m or thereby**

Large Living Room with a bay window to the front and rear. Electric fireplace with stone surround. Radiator. The room leads round to the **Dining Area which measures 3.33m by 3.01m or thereby.** Bay window to the rear. Radiator. Door to the Kitchen.



**Kitchen – Measuring – 4.73m by 2.68m or thereby**

Modern Kitchen with ample wall and base units. Large window to the rear overlooking the Rear Garden. Space for appliances. Stainless steel sink with mixer tap and drainer. Oven with hob and extractor hood above. Space for small dining table. An opening leads in to the Sitting Room.



### Sitting Room – Measuring 3.07m by 2.85m or thereby

The Sitting Room has a window to the front. Door to the Hallway.  
Wall mounted electric flame effect fire.



### Rear Hallway

Leading from the Kitchen is the Rear Hallway with doors to the W.C., Store and small porch.

### W.C. – Measuring 2.34m by 1.36m or thereby

The W.C. has a window to the rear. W.C. and wash hand basin within a vanity unit. Radiator.

The Store has a window and shelf providing ample storage. The Porch has an external door leading to the front.



## Upper Floor

Carpeted staircase leads to the Upper Floor. The landing has doors leading to the three double Bedrooms and Bathroom. There is a large built-in cupboard with hanging rail and shelves.



## Bathroom – Measuring 3.08m by 2.57m or thereby at the widest point

Coloured suite comprising: Bath, W.C. and wash hand basin within a vanity unit. Retractable shower head for upright showers. Heated towel rail. Large, frosted window to the front. Tiling to dado height.



**Bedroom One – Measuring 6.06m by 3.60m or thereby**

Large bedroom with windows to the front with views across to Tap o' Noth and countryside and a window to the rear. Built in cupboard with shelves and water tank. Radiator.



**Bedroom Two – Measuring 3.91m by 2.87m or thereby**

Further double bedroom with a window to the rear with views across the countryside. Built in cupboard. Radiator.



**Bedroom Three – Measuring 3.94m by 2.87m or thereby**

Double bedroom with window to the rear with views across the countryside. Built in cupboard with shelves. Radiator.





## **Front Garden**

There is a gate leading up the driveway and path to the front of the property. The path continues round either side of the property. Surrounded with mature shrubs and trees with a lawn. There is a detached, large Single Garage with light and power.



## **Rear Garden**

The well maintained Rear Garden has a large area of lawn with mature flower borders. There is a potting shed and a further two sheds. Outside water tap. Mature trees.



## **FEATURES**

- **DETACHED DWELLING HOUSE**
- **THREE DOUBLE BEDROOMS**
- **WELL MAINTAINED FRONT AND REAR GARDEN**
- **DETACHED, LARGE SINGLE GARAGE**
- **SPACIOUS LIVING ACCOMMODATION WITHIN**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** Please contact Roger Philip - 07817 979610 (Evenings and Weekends)

**Price Guide:** Offers Around £215,000

**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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