

THE BUNGALOW, DEVERON ROAD, HUNTLY, ABERDEENSHIRE AB54 8DU



We are delighted to offer for sale this **SUPERIOR DETACHED DWELLING HOUSE** situated within the Town of Huntly. The Bungalow is set within spacious grounds surrounded by well maintained gardens. It enjoys a superb location in a prime residential area of the Town. Deveron Road is locally acknowledged as one of the finest streets in Huntly. There is a Single Garage to the front with driveway providing off street parking. Viewing is highly recommended to appreciate the generous living accommodation within and the surrounding gardens.



OFFERS OVER £295,000 **HOME REPORT VALUATION £300,000**



MurdochMcMath&Mitchell
Solicitors & Estate Agents

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:

There is a path leading from a gate on Deveron Road round the side of the property leading into the **Entrance Porch**. The Entrance Porch has a glazed door leading into the **Entrance Vestibule**. There is a coat stand and coat hooks. Dado rail. Glazed door leads into the spacious Hallway.

The **Hallway** has doors leading to further accommodation. There is a carpeted staircase leading to the fourth bedroom. There is an understair cupboard providing ample storage space with light.

Living Room – Measuring 5.62m by 5.24m or thereby

Impressive and spacious Living Room with large bay windows overlooking the Front Garden. Two cupboards with shelves - one houses the electric meters. Chandelier. There is a fireplace with gas fire. Wall lights. Radiator.



Dining Room – Measuring 4.83m by 3.30m or thereby

The Dining Room has two large windows to the front. Fireplace. Chandelier. Radiator.



Bedroom One – Measuring 3.55m by 3.61m or thereby

Spacious double Bedroom with a window to the side. Radiator.



Bedroom Two – Measuring 3.70m by 3.38m or thereby

Further spacious double Bedroom with a window to the side. Radiator.



Bedroom Three – Measuring 3.29m by 2.79m or thereby

L Shaped Bedroom with a window to the rear. Radiator.



Shower Room – Measuring 3.25m by 1.72m or thereby

The Shower Room comprises: double glazed cubicle with shower above, vanity unit with wall and base units incorporating the W.C. and wash hand basin with mixer taps. Extractor fan. Radiator. Tiled floor. Window to the rear.



Kitchen – Measuring 4.55m by 2.18m or thereby

Fully fitted Kitchen provides ample wall and base units along with display units. There is a stainless steel one and a half bowl sink with mixer tap and drainer. Window to the side. Integrated fridge and dishwasher. Hob with extractor above. Oven with microwave above. Small breakfast bar. Radiator. A glazed door leads into the Dining Room / Sitting Room.



Dining Room / Sitting Room – Measuring 3.81m by 2.07m or thereby

Currently used as a Dining Room with windows overlooking the rear garden. There is a door leading to the Conservatory / Lounge and the Rear Vestibule. Large radiator.



Rear Vestibule – Measuring 1.38m by 1.28m or thereby

There is a door leading out to the Rear Garden and to the Utility Room.

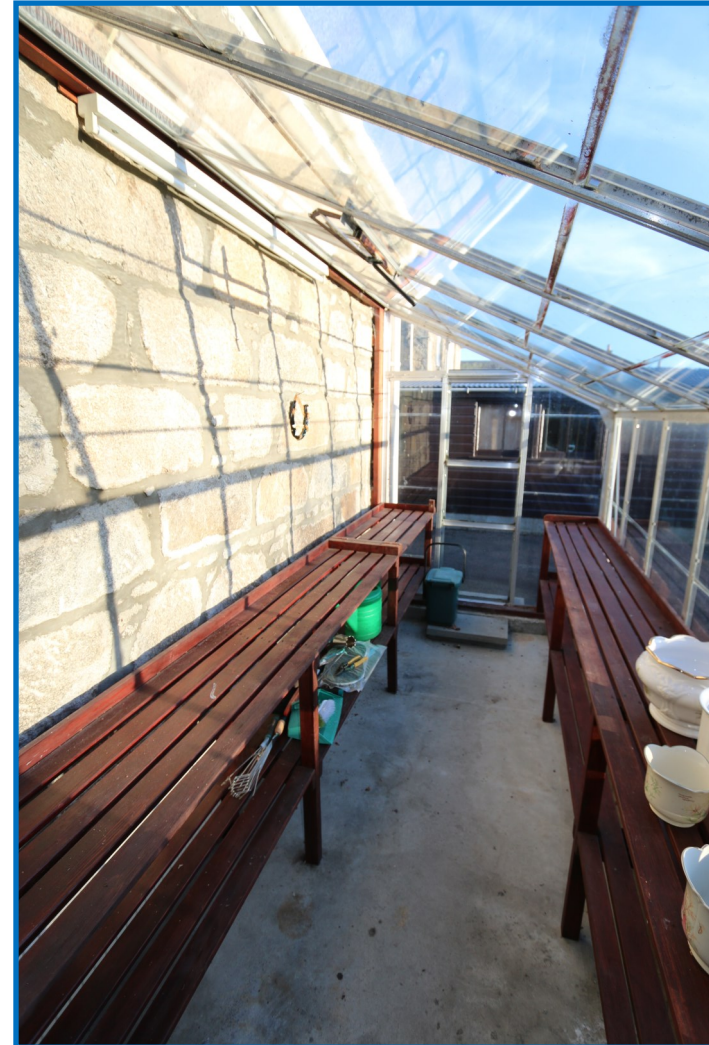
Conservatory / Lounge – Measuring 3.75m by 3.71m or thereby

The Conservatory / Lounge has patio doors leading to the Rear Garden. Tiled floor. Wall lights. Large radiator. A partially glazed door leads into the greenhouse which measures 3.79m by 1.79m or thereby.



Utility Room – Measuring 2.32m by 1.38m or thereby

The Utility Room has space for appliances and shelves above. Boiler.



Upper Floor

A carpeted staircase with wooden handrail leads to the fourth Bedroom. Window to the side.

Bedroom Four – Measuring 4.59m by 3.08m at the widest point or thereby

Double bedroom with a window to the front. Radiator. There is a door leading to the En-Suite which measures 3.90m by 1.61m or thereby. The En-Suite comprises: tiled shower cubicle, W.C. and vanity unit with wash hand basin incorporated. Spotlights. Radiator. Fan. Door to the left space. There is a large walk in cupboard measuring 1.81m by 1.52m or thereby with shelves.



Outside

Front Garden

A path leads from Deveron Road to the side of the property to the front door. The path continues to the rear. There is a driveway leading to the **Single Garage** which has an electric door . **Workshop** to the rear. The Front Garden is mainly laid with lawn.

Rear Garden

The large Rear Garden has an area of chipped stones with mature shrubs and path leading to the timber Summerhouse. There is an area of lawn in the middle and to the side with clothes poles. There are a mixture of mature shrubs set to the rear. There is access to the Greenhouse from the Rear Garden.



FEATURES

- **SUPERIOR DETACHED DWELLING HOUSE**
- **SUPERB LOCATION ON ONE OF HUNTLYS MOST PRESTIGIOUS STREETS**
- **FOUR BEDROOMS**
- **FOUR PUBLIC ROOMS**
- **WELL MAINTAINED THROUGHOUT**
- **SINGLE GARAGE WITH POWER AND LIGHT**
- **WELL MAINTAINED GARDEN GROUNDS TO THE FRONT AND REAR**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Over £295,000

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**