

# WILLOW COTTAGE, MILL ROAD, HUNTLY



We are delighted to offer for sale this **DETACHED COTTAGE** situated in a pleasant residential area within walking distance of the Centre of Huntly. Willow Cottage comprises: three Bedrooms, Sun Lounge, Living Room, Kitchen and Shower Room. The property benefits from a Single Garage and off street parking. There is a lovely enclosed garden to the rear with patio area. Viewing is highly recommended due to the excellent location and fine gardens.

**OFFERS OVER £125,000**

**HOME REPORT VALUATION £130,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

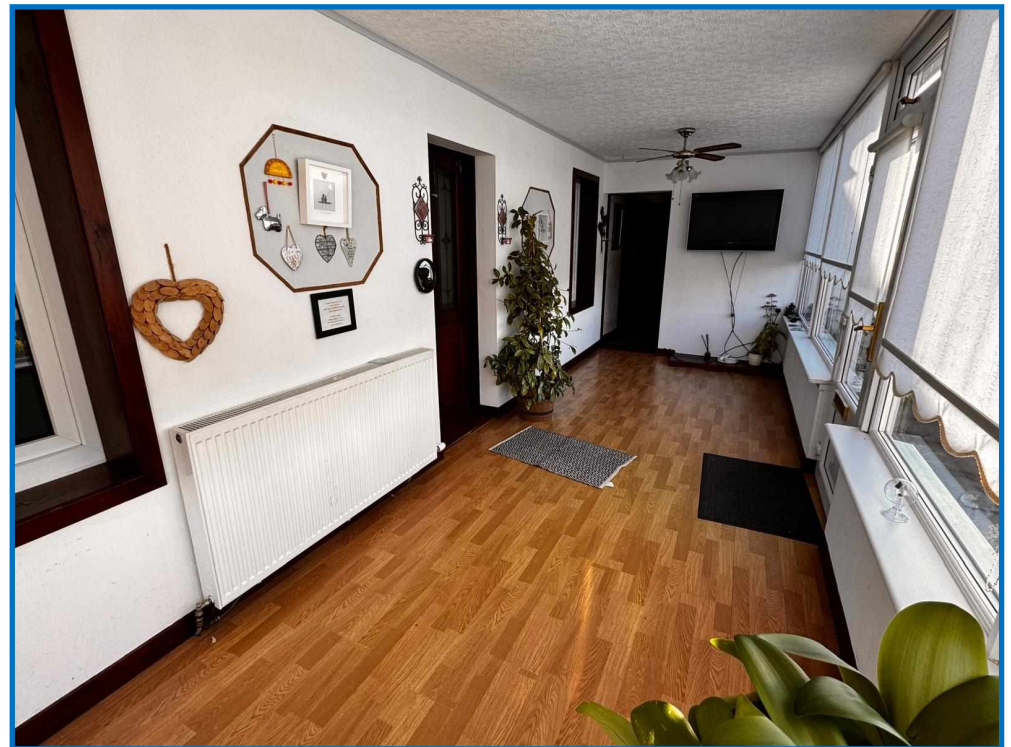
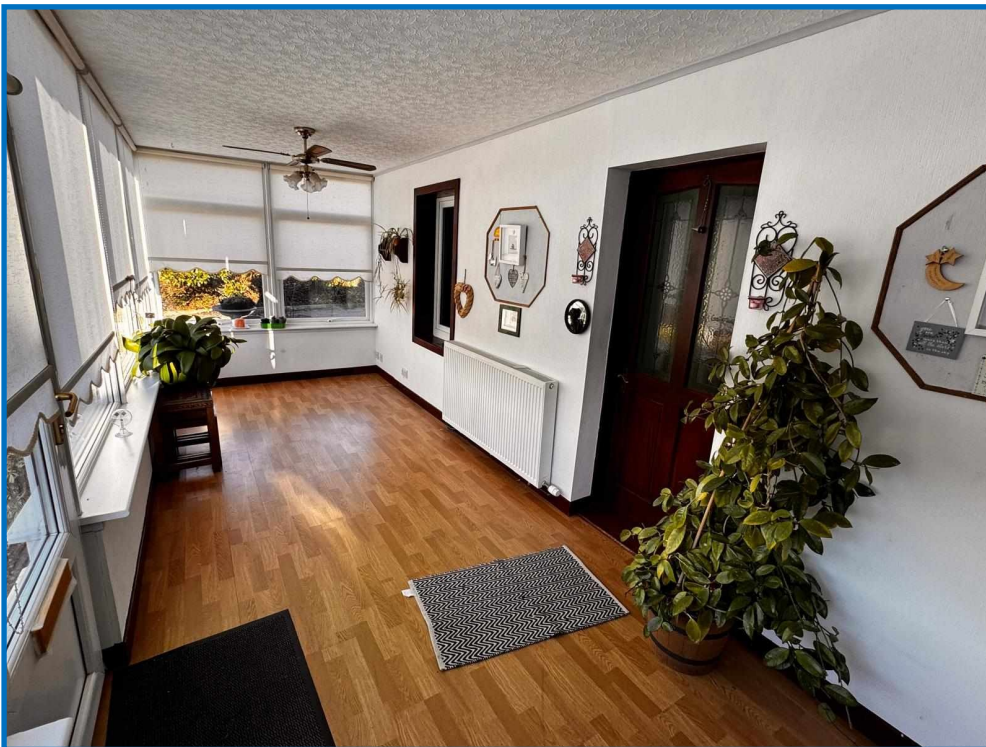
Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community 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:**

Willow Cottage is entered from the rear garden through a glazed doorway which leads into the Sun Lounge.

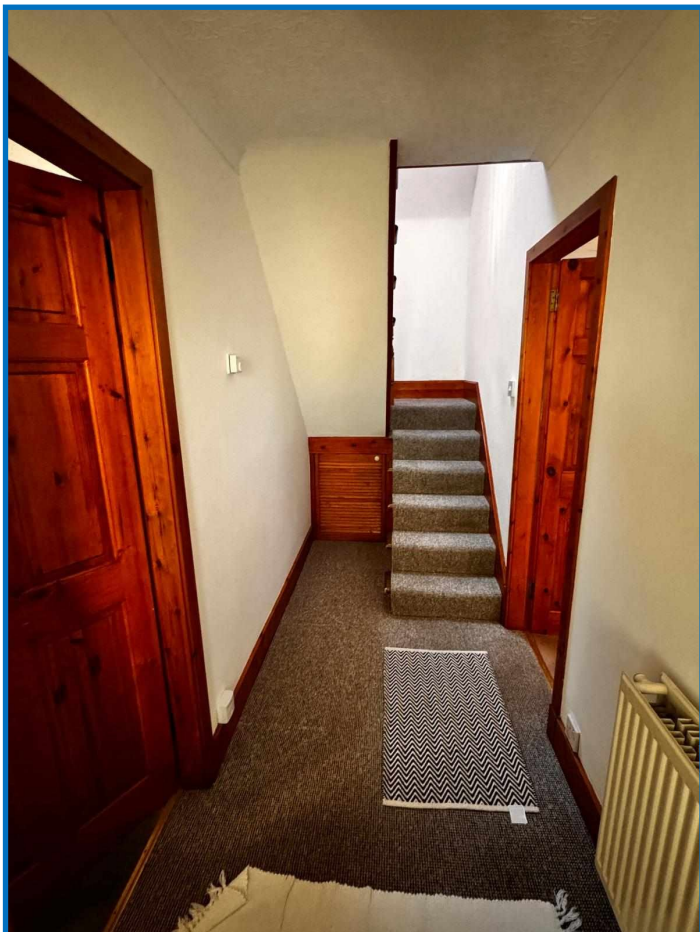
**Sun Lounge – Measuring 7.49m by 2.19m or thereby**

The Sun Lounge has windows to three sides. Large Radiator. There are two doors, one leading to the Hallway with stairs and the other a Rear Hallway with access to the Kitchen and Shower Room.



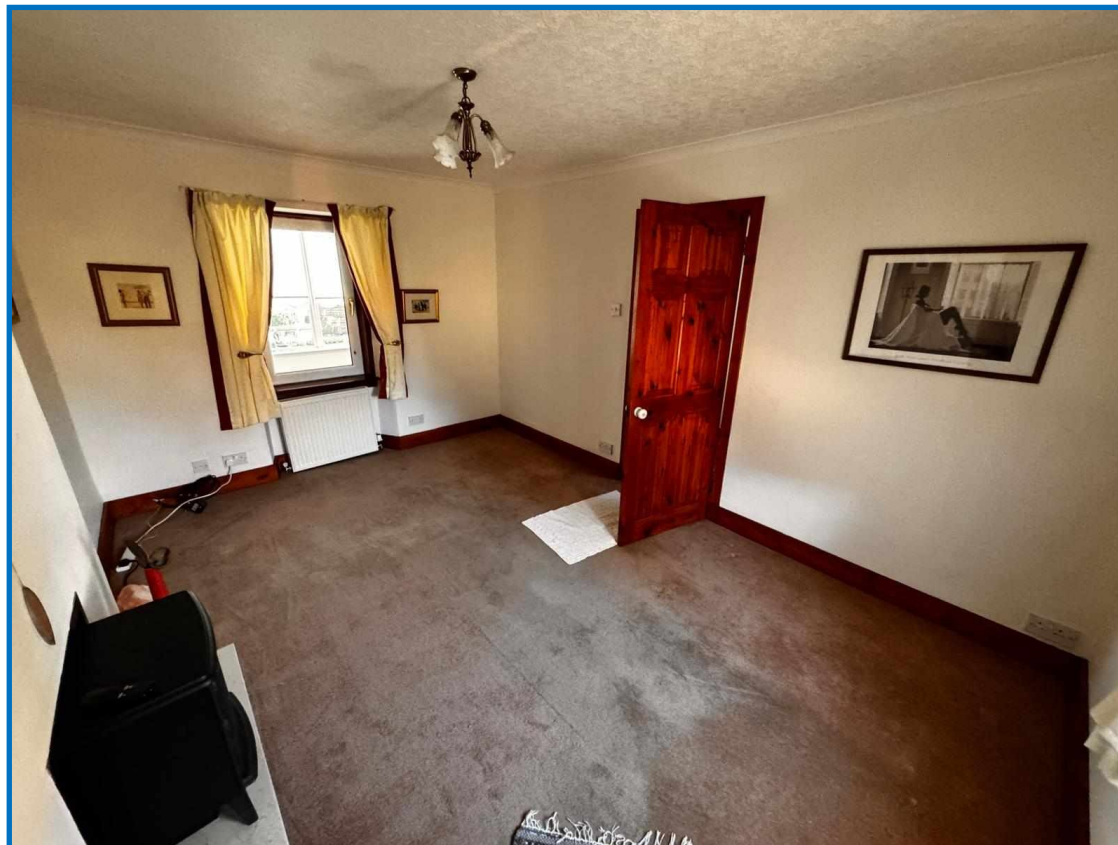
### **Inner Hallway**

There are two doors leading to Bedroom One and the Living Room. Staircase to the Upper Floor. There is a small cupboard under the stairs.



### **Living Room – Measuring 4.44m by 3.13m or thereby**

The Living Room has windows at either side. There is an electric feature stove set to the front of the fireplace. A door leads into the Kitchen. Radiator.



**Kitchen – Measuring 4.91m by 2.68m at the widest point or thereby**

The Kitchen has ample wall and base units. Stainless steel sink with mixer tap and drainer. Space for appliances. There is a window to the front. Extractor hood. A door leads into the Rear Hallway. Radiator.



**Rear Hallway**

The Rear Hallway has a large cupboard housing the boiler. Door to the Shower Room and door leading to the Sun Lounge.

**Shower Room – Measuring 2.54m by 1.66m at the widest point or thereby**

The Shower Room comprises, W.C., pedestal wash hand basin and Shower. Wet wall panels. Radiator. Cupboard with shelves and shelving above.

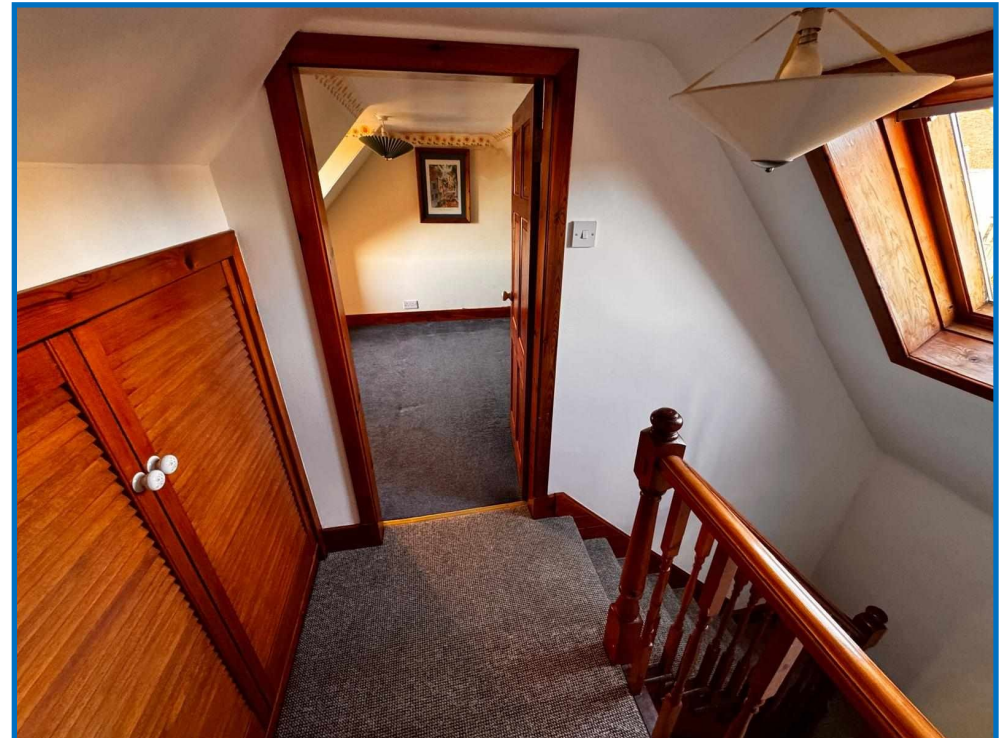
### **Bedroom One – Measuring 4.62m by 2.90m or thereby**

Bedroom One is downstairs and has windows to the front and rear. There are two wardrobes with sliding doors, one has mirrored doors and both have hanging rails and shelves.



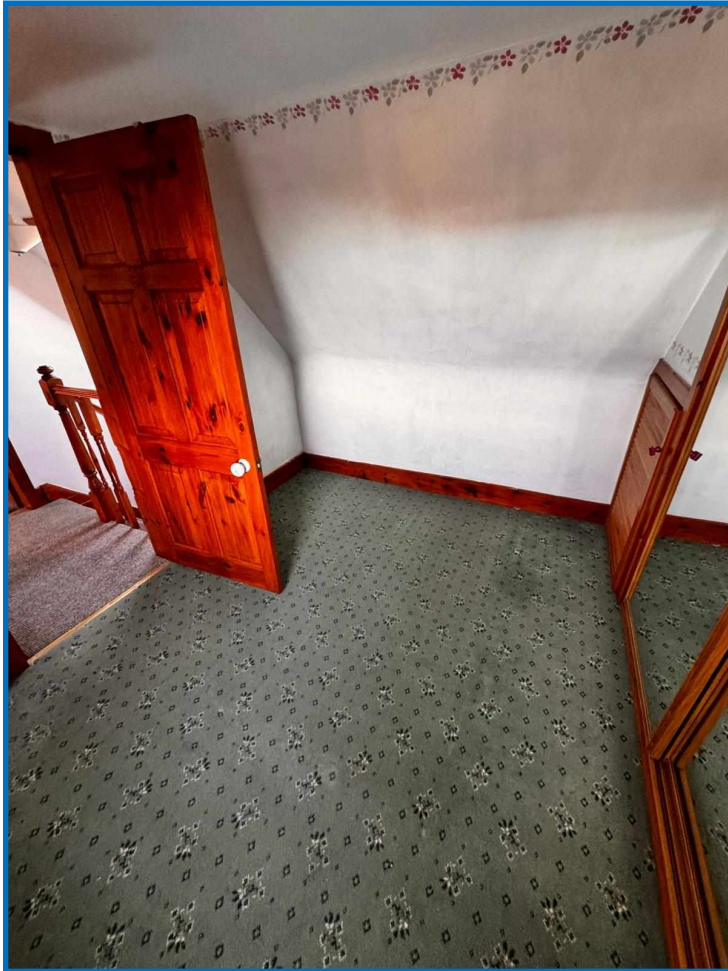
### **Upper Floor**

A carpeted stairway leads to the Upper Floor. There is a cupboard at the top of the stairway which is ideal for storage. Velux window.



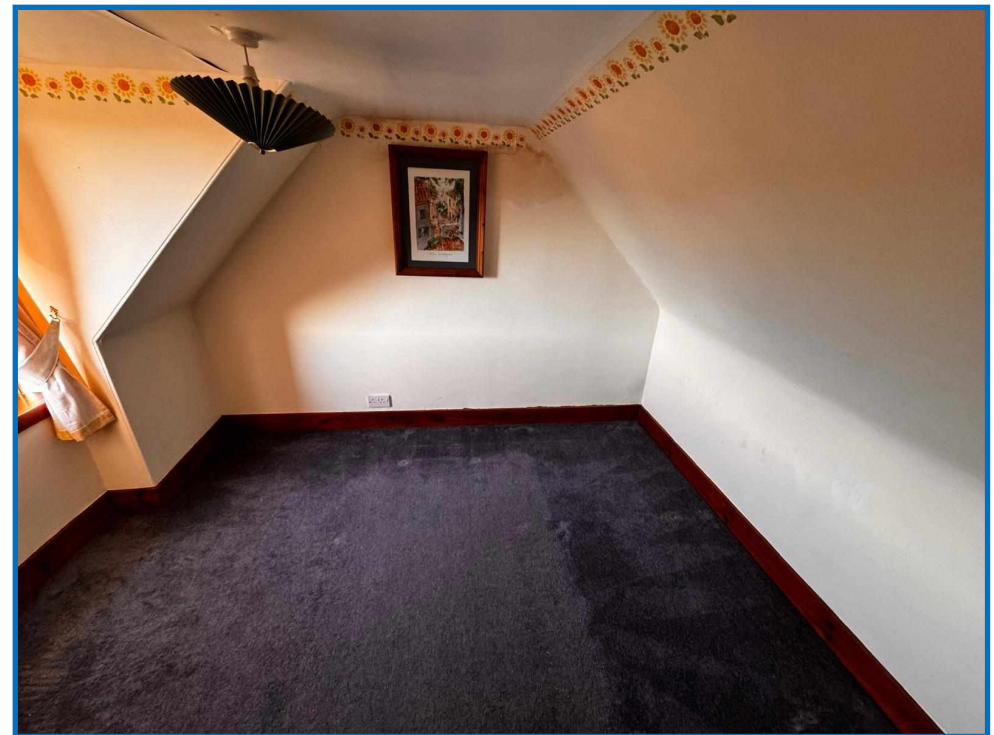
**Bedroom Two – Measuring 3.01m by 2.27m or thereby**

Bedroom with a window to the rear. Radiator. There are cupboards and a wardrobe to one side with hanging rail and shelves. Coombed ceilings.



**Bedroom Three – Measuring 2.97m by 2.99m or thereby**

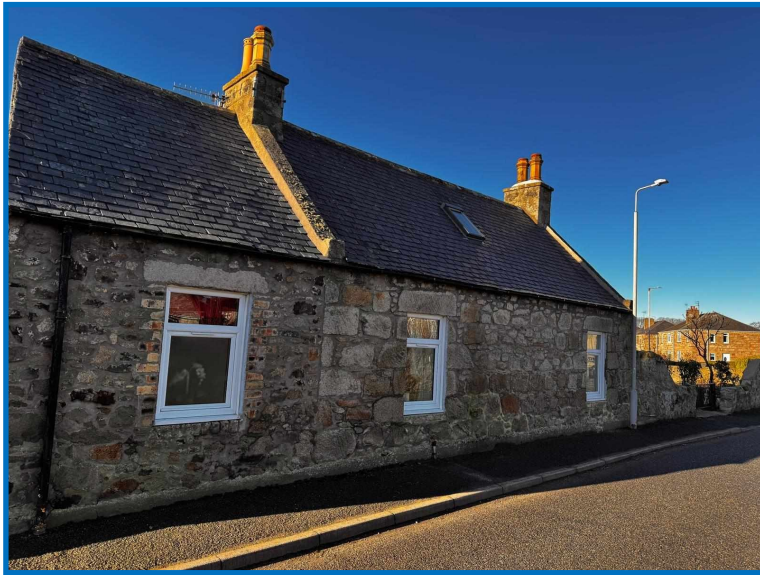
Bedroom with a window to the rear. Radiator. Coombed ceilings.



## Outside

Willow Cottage has gardens to the side and rear of the property. To the side there is a chipped stoned driveway leading to the **Garage**. There is a wooden shed. At the rear there is a patio area ideal for outdoor entertaining. Steps lead to the rear of the garden with areas of chipped stones to either side with mature shrubs. The garden is a “gardeners delight”.





## **FEATURES**

- **ONE STOREY AND ATTIC COTTAGE**
- **THREE BEDROOMS**
- **OFF STREET PARKING**
- **SINGLE GARAGE**
- **ENCLOSED GARDENS TO THE REAR AND SIDE**
- **VIEWING RECOMMENDED TO APPRECIATE THE LOCATION AND GARDENS**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Over £125,000

**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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