

**The Garra,
Kennethmont, Huntly, AB54 4PF**


**Price Around
£185,000**

ASPC ref : 335532

 2  2  1 81 m² EPC **E** Council Tax Band **D**



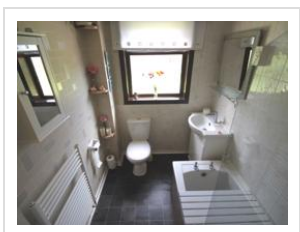
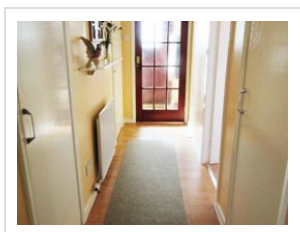
Arrange a viewing

 **01466-799352**
(Peterkins)





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Property features:

 Central heating	 Garage	 Garden	 Parking
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This charming country Bungalow is situated on the Clatt Road within a peaceful residential area of Kennethmont. The property sits in around 1/3rd of an acre and is deceptively spacious, it benefits from beautiful views over the countryside. The accommodation comprises of spacious lounge, sun lounge, kitchen, 2 double bedrooms, and bathroom. There is a front driveway providing off road parking which leads to the garage. The mature front, side and rear gardens are set out in grass, trees, shrubs and flowers.

Kennethmont village is around 8 miles from Huntly and has a Chinese restaurant and a primary school. Secondary education is at Gordon Schools, Huntly. The Ardmore Distillery is close by. Huntly has a population of just over 4,500 and is situated on the main road and rail route between Aberdeen and Inverness. There are a variety of leisure and shopping amenities including two supermarkets. The town also has a Health Centre and Hospital nearby. Primary and Secondary education is available at The Gordon Schools.

The accommodation comprises all on one floor:-

GROUND FLOOR

VESTIBULE Glazed panel door giving access to the hall.

FRONT HALL Giving access to accommodation; 3 large storage cupboards.

LOUNGE 18' x 11' 2" (5.4m x 3.4m) Spacious bright lounge with dual aspect windows, the main front picture window provides fine views over the surrounding countryside; feature fireplace with inset wood burning stove; TV aerial point; door to hall; open plan to kitchen.

KITCHEN 11' x 7' (3.3m x 2.1m) Fully fitted wall and base units; tiling around work surfaces; integral dishwasher and fridge freezer; 1 ½ sink unit with mixer tap; electric hob, oven and cooker hood; new vinyl flooring; window overlooking the rear garden; space for table; door to Sun Lounge.

SUN LOUNGE 14' x 8' 3" (4.2m x 2.5) The Sun Lounge overlooks the garden and provides an ideal tranquil seating area but could be easily adapted to a dining room. Base unit housing the plumbed in automatic washing machine; wall mounted electric fire; door to kitchen.

BATHROOM 3 piece suite in white comprising of bath with overbath power shower; toilet and wash hand basin set in a vanity unit; heated towel rail; vinyl flooring; tiling around the bath.

BEDROOM 1 11' x 10' 8" (3.3m x 3.2m) Double bedroom; built in wardrobe with sliding mirror doors providing hanging and shelves; laminate floor; rear facing window.

BEDROOM 2 11 x 10' 8" (3.3m x 3.2m) Double bedroom; built in wardrobe with sliding mirror doors providing hanging and shelving; laminate floor; front facing window with fine views over the countryside.

OUTSIDE The front driveway provides an off road parking area which in turn leads to the garage, there is a further enclosed area to the side of the garage providing further off road parking. A pathway leads to the front door and to the rear of the property. The rear of the property has a covered awning running the length of the property making this an ideal seating area in all weathers.

GARAGE & OFF ROAD PARKING Single garage with up and over door; light and power; pedestrian access door; window; workshop area with wall and base units; enclosed off road parking area with wrought iron gates.

SUMMER HOUSE The wooden summer house provides a tranquil seating area but is also ideal for alfresco dining or entertaining.

GENERAL Oil Central Heating, Wood burning stove, Double glazing, Ample Power Points, TV Points, Telephone points, Integral white goods included, Carpets and floor coverings included

GARDEN The property sits in around 1/3rd of an acre which includes the front, side and the private mature rear garden which is set out in trees, shrubs, bushes and flowers. There are 2 wooden garden sheds and a greenhouse included in the sale.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/335532/The-Garra/Huntly/>

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