

**38/40 Duke Street,  
Huntly, AB54 8DT**

**Prices Over  
£149,999**

ASPC ref : 350899

EPC **G**



**Arrange a viewing**

**01466-799352**  
(Peterkins)

**Peterkins**

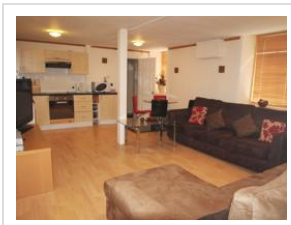
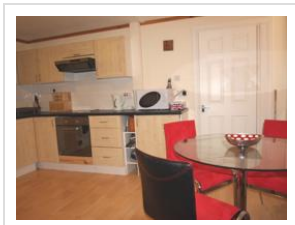
(Property Sales) 3 The Square,  
Huntly  
Huntly  
AB54 8AE

**Email:**

HuntlyPropShop@peterkins.com

**Website:**

<http://www.peterkins.com>



**Property features:**

We are delighted to offer for sale this commercial premises and adjoining ground floor flat. The property comprises of shop premises, office, double bedroom, bathroom and open plan living area. The property has been well maintained throughout and is of neutral décor.

Huntly has a population of just over 4,500 situated on the main road and rail route between Aberdeen and Inverness. There are a variety of leisure and shopping amenities (including three supermarkets) within walking distance. The town also has a Health Centre and hospital nearby. Primary and secondary schooling is available at The Gordon Schools

**The property comprises;**

**SHOP** – 13'6" x 13' (4.1m x 3.9m)

**ENTRANCE** Secure lock door. Fitted storage cupboard with shelving, door to bathroom, bedroom and open plan living area.

**OPEN PLAN DINING KITCHEN/LOUNGE** – 18'3" x 13'11" (5.5m x 4.2m)m Bright and spacious open plan dining kitchen and lounge, laminate flooring, windows to front. Fully fitted wall and base units, electric oven & hob, extractor fan, stainless steel sink, plumbing for automatic washing machine, ceiling lights, space for dining.

TV point, door to office.

**OFFICE** – 14'2" x 9'11" (4,3m x 3m) This room is meantime additional accommodation to the flat but would be ideal as an office or store to the shop. There has been access in the past through the integral door to the shop which could easily be re-opened again. Laminate flooring, ceiling lights.

**BEDROOM** – 10'2" x 9'9" (3m x 2.9m) Double bedroom with laminate flooring, window to front, ceiling lights.

**BATHROOM** 3 piece suite comprising of bath, wash hand basin and toilet. Over bath electric shower, vinyl flooring and fully tiled, vanity cabinet, ceiling lights.

#### **GENERAL**

GAS CENTRAL HEATING

Double Glazing

SHOP EPC- G

FLAT EPC - D - COUNCIL TAX BAND A

Ample Power Points

TV point

Phone Point

**HOME REPORT EXEMPTION** This property is exempt from a Home Report as it is a "Mixed Sale". A home sold with one or more non-residential properties is exempt as the seller will not consider an offer to buy the home separately from the shop.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/350899/38-40-Duke-Street/Huntly/>

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