

Holly House,
Rothiemay, Huntly, AB54 7LT

Price Over
£239,950

ASPC ref : 353102

 4  1  3 152 m² EPC **C** Council Tax Band **E**



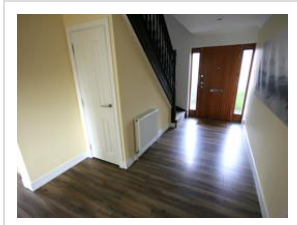
Arrange a viewing

 **01466-792331**
 (Stewart & Watson)

Stewart & Watson
 17-19 Duke Street
 Huntly
 AB54 8DL

Email:
swatt@stewartwatson.co.uk

Website:
<http://www.stewartwatson.co.uk>



Property features:

 Central heating	 Garden	 Parking
--	---	--

Detached Dwelling House

4 Bedrooms, 3 Bath/Shower rooms; Mains Water & Drainage; Garden to front, side & rear; Off-Street Parking; Quiet Village Location

This is a substantial detached dwelling house with a harled exterior and tiled roof conveniently located in the quiet village of Milltown of Rothiemay and within a short walk from the local primary school. The property which was constructed in 2008 still benefits from an NHBC guarantee. The property is spacious throughout and would make a comfortable family home. There are garden areas to the front, side and an enclosed garden to the rear making this a safe play area for children. Off-street parking is provided on the tarred drive at the side of the house.

ACCOMMODATION

The accommodation is on two floors and comprises:-

DOWNSTAIRS

HALL A wide hallway with downlighters, radiator and cupboard below stairs.

LOUNGE 4.95m x 4.19m (16'3" x 13'9") (at widest) With windows to the front, TV point and radiator.

DINING KITCHEN/FAMILY ROOM 8.31m x 3.28m (27'3" x 10'9") (at widest) Fitted kitchen units at floor and eye level. LPG Gas cooker with five rings and electric oven. Stainless steel extractor hood, sink with mixer tap, fitted whirlpool, microwave oven and also fitted dishwasher. Tiled floor, two radiators, downlighters and Patio Doors to the rear garden.

UTILITY ROOM 2.51m x 1.78m (8'3" x 5'10") Stainless steel sink with mixer tap, spotlights, vinyl flooring with matwell, radiator, back door, space for automatic washing machine and airing cupboard with hot water tank.

BEDROOM (OR DINING ROOM) 3.68m x 3.18m (12'1" x 10'5") (at widest) With windows to front and radiator.

SHOWER ROOM With shower in tiled cabinet, white toilet and wash hand basin, vinyl flooring, extractor fan, radiator.

UPSTAIRS LANDING With shelved cupboard, radiator and hatch to Loft.

MASTER BEDROOM 4.67m x 3.18m (15'4" x 10'5") (at widest) With window to front, radiator, walk-in wardrobe with spotlights, shelves and fittings.

ENSUITE SHOWER ROOM Large walk-in shower, toilet and wash hand basin in vanity unit, downlighters, velux window, extractor fan and radiator.

BEDROOM 4.04m x 3.78m (13'3" x 12'5") (at widest) Velux window with blackout blind, fitted wardrobe and radiator.

BEDROOM 4.24m x 2.69m (13'11" x 8'10") (at widest) Window to front, fitted wardrobe and radiator.

STUDY 2.29m x 2.03m (7'6" x 6'8") (at widest) Velux window and radiator.

BATHROOM (9'2" x 9'2") (at widest) White 3-piece bathroom suite, modern double ended curved freestanding bath, velux window, tiled floor, downlighters, shaver point and radiator.

OUTSIDE The FRONT GARDEN area is in gravel and there is a wide TARRED DRIVEWAY leading to the side and rear garden. There is a TIMBER SHED. The REAR GARDEN includes a spacious decking, lawn, raised bed and mature trees. It is fenced and is a safe play area for children. There are outside lights and a water tap.

SERVICES Usual Mains water and drainage. Oil-fired central heating, electricity and telephone connections.

ITEMS INCLUDED All fitted carpets and floor coverings.

Council Tax: Band E.

EPC Banding: EPC=C.

LOCATION The property is located approximately 7 miles from Huntly and 8 miles from Keith both of which have an excellent range of shops, recreational facilities and local services. The village of Rothiemay itself has a general store/post office and a hotel. The house is within easy walking distance of the local primary school, with secondary schooling at either the Gordon Schools in Huntly or Keith Grammar. There is a train station in both Huntly and Keith with links to the cities of Aberdeen and Inverness both with airports.

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

<https://www.aspc.co.uk/search/property/353102/Holly-House/Huntly/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.