

**38 Old Road,
Huntly, AB54 8JH**

**Price Around
£90,000**

ASPC ref : 355814

 1  1  1 46 m² EPC **D** Council Tax Band **A**



Arrange a viewing

 **01466 792291**
(Murdoch, Mcmath & Mitchell)

Murdoch, Mcmath & Mitchell

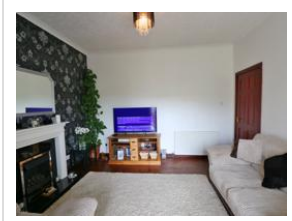
27/29 Duke Street
Huntly
AB54 8DP

Email:

Emma@murdoch-mcmath-mitchell.com

Website:

<http://www.murdoch-mcmath-mitchell.com>



Property features:



We are pleased to offer for sale this **SELF CONTAINED GROUND FLOOR FLAT** situated in a convenient location within the town of Huntly. The property which has been well maintained throughout comprises; double bedroom, lounge, kitchen and bathroom. Externally there is an exclusive area of decking to the rear. Viewing is recommended.

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;

ENTRANCE VESTIBULE A wooden glazed doorway leads into the entrance vestibule with doors leading off to all accommodation. Wooden flooring. Ceiling light. Radiator.

LOUNGE - Measuring 3.761m x 4.007m or thereby. The bright and airy lounge has patio doors leading out to the decking area. Wooden flooring. Feature " living flame" gas fire. Ceiling light. Radiator.

KITCHEN - Measuring 2.131m x 3.436m or thereby. With modern fitted wall and base units and tiling around worktops. Integral oven and hob. Cooker hood. Stainless steel sink with mixer tap and draining. Integral fridge & freezer. Integral washing machine. Vinyl flooring. Ceiling light. Radiator. Window to rear.

BATHROOM 3 piece suite comprising bath with over bath shower and wet wall panelling surround, toilet and wash hand basin. Tiling to dado height. Frosted window to rear. Wooden flooring. Ceiling light. Radiator.

BEDROOM - Measuring 3.295 x 3.471m or thereby. Double bedroom with built in triple wardrobe with mirrored sliding doors. Wooden flooring. Front facing window. Ceiling light. Radiator.

OUTSIDE Patio doors from the lounge lead out to this exclusive area of decking to the rear suitable for outdoor dining/ entertaining which is enclosed by fencing with a variety of potted plants and shrubs. Steps lead down to an area below providing storage and access for the bins.

FEATURES CONVENIENT LOCATION WITHIN THE TOWN OF HUNTLY. GAS CENTRAL HEATING. DOUBLE GLAZING.

EPC - D

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

<https://www.aspc.co.uk/search/property/355814/38-Old-Road/Huntly/>

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