

**37 Green Road,  
Huntly, AB54 8BE**

**Price Over  
£95,000**

ASPC ref : 358747

 2  1  1 53 m<sup>2</sup> EPC **D** Council Tax Band **B**



**Arrange a viewing**

Below Home Report Valuation

 **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 **FIRST FLOOR FLAT** situated in a convenient location within the town of Huntly. The property has been well maintained and is bright and spacious. Throughout comprises: 2 double bedrooms, lounge/dining room, kitchen and bathroom. Viewing is highly 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 Hall:** A security door leads to an entrance hall with access to all four apartments. Back door access and a stairway leads to first floor. Flat is on the right hand side.

**Entrance Vestibule** A main entrance door leads into the hallway with doors leading off to all accommodation. Carpeted floor. Electric storage heating. Entry Door phone. Meter cupboard and coat hooks. Carpeted floor. Hatch to the loft with a Ramsay style ladder with a partially floored loft.

**Living Room/Dining Area - Measuring 3.56 by 5.61 or thereby.** Attractive living room/dining area with front facing alcove windows. Fitted carpet. Large electric storage heater. TV point. Overhead concealed spotlights. Telephone point. Ample power points.

**Kitchen - Measuring 1.91 by 2.80 or thereby** Leading off the living/dining room is a fully fitted kitchen and a range of wall and base units. Modern work surfaces with oven and hob. Space for appliances and modern tiling. Window facing to front. Dimplex electric wall heater.

**Bedroom 2 - Measuring 2.87 by 2.12 or thereby** Small double bedroom with views to rear overlooking communal gardens. Electric panel heater. Cupboard with hot water boiler. Ample power points. Carpeted floor.

**Master Bedroom - Measuring 3.55 by 2.99 or thereby** Bright and spacious double bedroom with rear facing window. Fitted carpet. Double fitted wardrobe with hanging rail and shelf.

**Shower Room - Measuring 1.49 by 2.63 or thereby** Large walk in shower housing a Mira sport shower with extractor fan. WC, wash hand basin and usual bathroom fittings. Tiled floor.

**Outside** Shared area at the back with rotary clothes dryers.

## **FEATURES**

FIRST FLOOR FLAT

CONVENIENT LOCATION WITHIN THE TOWN OF HUNTLY

ELECTRIC STORAGE AND PANEL HEATING

DOUBLE GLAZING

EPC - D

ALL FLOOR COVERINGS, CURTAINS, BLINDS, WASHING MACHINE AND COOKER AND INCLUDED

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

<https://www.aspc.co.uk/search/property/358747/37-Green-Road/Huntly/>

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