

40b, Gordon Street,
Huntly, AB54 8EQ

Price Over
£105,000

ASPC ref : 362014

 3  1  1 77 m² EPC **C** Council Tax Band **A**



Arrange a viewing

 **01466-799352**
(Peterkins)

Peterkins

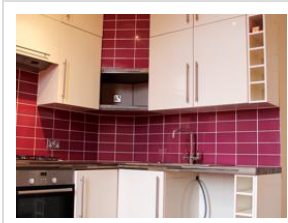
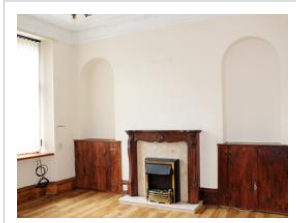
(Property Sales) 3 The Square,
Huntly
Huntly
AB54 8AE

Email:

HuntlyPropShop@peterkins.com

Website:

<http://www.peterkins.com>



Property features:



Located within walking distance of local shops and supermarkets, this spacious property offers excellent family accommodation.

The accommodation comprises: - living room, kitchen, shower room and 3 good sized bedrooms. There is a shared garden to the rear of the property which is mainly laid to grass with drying area. Early viewing is highly recommended.

Huntly has a population of just over 4,500 situated on the main road and rail route between “The Granite City” of Aberdeen and Inverness. Huntly is well known for the beautiful Huntly Castle overlooking the Gordon Schools. There are a variety of leisure amenities as well as shopping facilities (including two supermarkets). The town also has a Health Centre and hospital. Primary and secondary schooling is available at The Gordon Schools.

The accommodation comprises:-

HALL Providing access to all accommodation; Kardean flooring.

LOUNGE 13' 10" x 12' 7" (4.21m x 3.83m) Spacious bright lounge; marble effect fireplace and hearth with wooden surround; two alcoves with cupboards; TV point; phone point; Kardean flooring; half glazed door to hall; two front facing windows.

KITCHEN 10' 2" x 9' 9" (3.09 x 2.97m) (12' 8" or 3.86m at widest point) Fully fitted wall and base units; gas hob with extractor fan; electric oven; large cupboard housing boiler; stainless steel sink with mixer tap; space for washing machine; door to hall; vinyl flooring; rear facing window.

SHOWER ROOM 3-piece suite in white comprising of; toilet; wash hand basin; corner shower cabinet with mixer shower; tiling round shower cabinet, vinyl flooring; 2 side facing windows.

BEDROOM 1 12' 7" x 12' 1" (3.83m x 3.68m) Double bedroom; two alcoves with cupboards; TV point; laminate flooring; door to hall; two front facing windows.

BEDROOM 2 13' 1" x 7' 9" (3.98m x 2.36m) (8' 6" or 2.59m at widest point) Double bedroom; laminate flooring; door to hall; rear facing window.

BEDROOM 3 13' 1" x 7' 11" (3.98m x 2.41m) Double bedroom; laminate flooring; door to hall; rear facing window.

SHARED GARDEN Shared garden which is set in grass with drying area.

GENERAL Gas Central Heating, Ample Power Points,, TV Points, Telephone points, All fitted floor coverings to be included. All light fittings to be included. All blinds to be included.

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

<https://www.aspc.co.uk/search/property/362014/40b--Gordon-Street/Huntly/>

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