

# Townfield House, Gladstone Road, Huntly, AB54 8BU

Price Over  
**£380,000**

**Under offer**

 **5**  **3**  **3**   **272 m<sup>2</sup>** EPC **E** Council Tax Band **G**



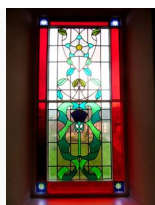
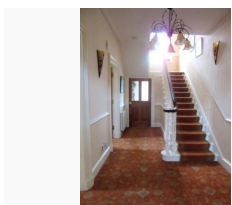
## Contact Solicitor

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

01466-799352

[HuntlyPropShop@peterkins.com](mailto:HuntlyPropShop@peterkins.com)

<http://www.peterkins.com>



## Features



Garage



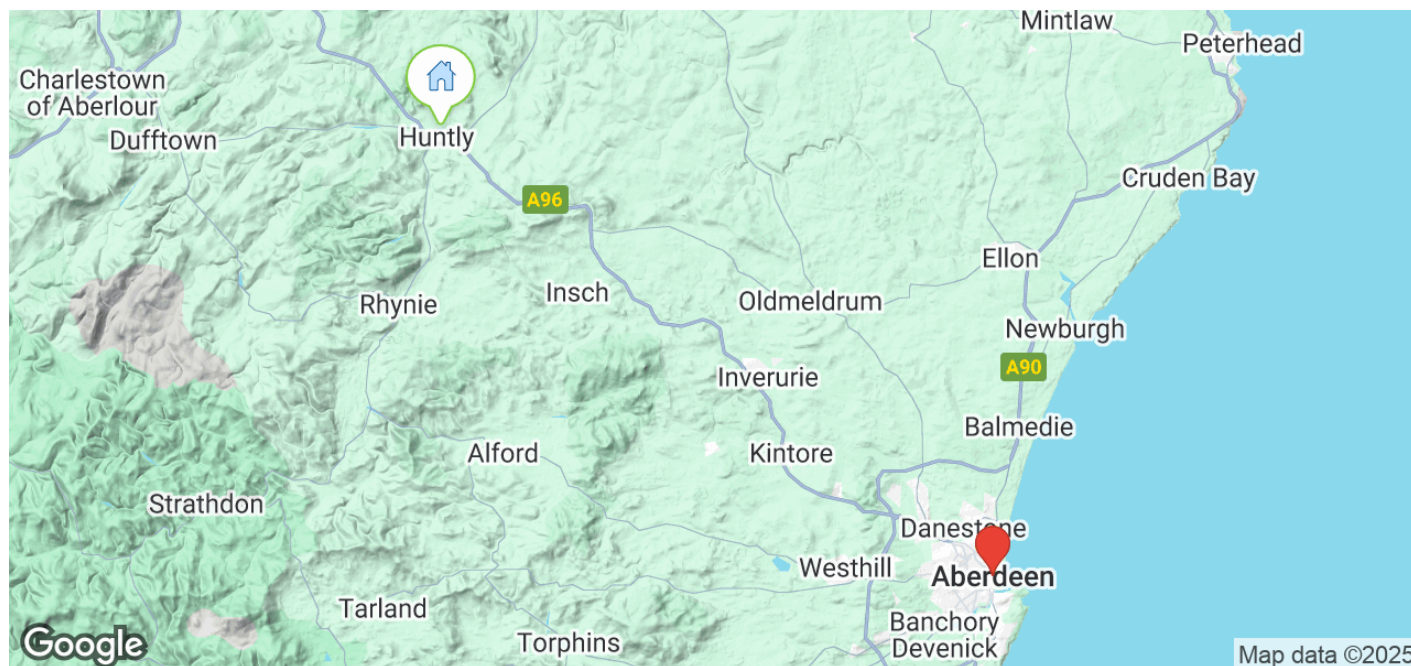
Garden

## Description

Townfield House is a **detached town house** situated on a double feu corner site in a prime location within easy walking distance of the town centre, train station and local amenities.

This imposing property is in excellent order throughout and benefits from having 3 Reception Rooms, a Dining Kitchen, 5 Bedrooms 1 with En-Suite, a Shower Room, Box Room or sixth Bedroom, Gym or seventh Bedroom and a Family Bathroom. The property boasts an extensive rear garden, fully enclosed by a stone wall. With a large patio area to the side of the property there are also several other seating areas across the garden. A large double garage with light and power is situated at the rear of the garden. Benefitting from high ceilings, neutral décor and original features, this impressive property would make a perfect home for a growing family.

**Location** 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 Education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.



## Accommodation comprises

### (Ground Floor)

**Vestibule:** 2.23m x 2.26m (7' 3" x 7' 5") approx. Cupboard housing electric meter; radiator; ceiling light fitment; tiled flooring; large door with glass panel giving access to the ground floor accommodation.

**Reception Hall:** Carpeted curved staircase with original metal and wood balustrade leading to upper floors; 5 branch ceiling light fitment; wall light fitments; carpeted flooring, impressive stain glass window at 1<sup>st</sup> floor landing.

**Lounge:** 6.15m x 4.30m (20' 2" x 14' 1") approx. Good sized lounge with extra-large bay window to the front letting in a great amount of natural light; door to side giving access to patio; multi-fuel stove with wooden decorative surround; alcove with glass display shelving, mirrored inset with downlighting and cupboard; 5 branch light fitment; ceiling rose; Sky TV point; radiators; carpet flooring.

**Family Room/ Study:** 4.34m x 3.73m (14' 3" x 12' 3") approx. Bright and airy family room currently being used as a home office with large window to rear overlooking garden; door to side accessing patio area; carpeted flooring; ceiling light fitment; picture wall lights; dimmer switch; Telephone point.

**Dining room:** 5.24m x 4.30m (17' 2" x 14' 1") approx. With access to dining kitchen and hallway, this well-presented room is a delightfully spacious; large bay window to front allowing plenty of natural light; feature marble fireplace with attractive wooden surround housing gas fire; alcove with display shelving and cupboard; ceiling rose; radiator; ceiling and wall light fitments.

**Dining kitchen:** 4.70m x 4.33m (15' 5" x 14' 2") approx. Spacious and bright dining kitchen with ample work surfaces and extensive fully fitted solid wood wall and base units; complimentary tile splash back; multi fuel Rangemaster stove; electric hob; extractor fan; stainless steel sink; integrated fridge freezer and dishwasher; washing machine; under unit lighting; large rear facing window overlooking

garden; side facing stain glass effect window; new laminate flooring fitted April 2019; back door leading to porch with access to rear garden; kitchen table and chairs included in sale.

**Rear Porch:** Door leading to rear garden; under stair storage cupboard; coat hooks with shelf; security alarm controls.

### **(First Floor)**

**Bedroom 1:** 4.31m x 3.84m (14' 2" x 12' 7") approx. Spacious and bright double bedroom with large dual aspect windows to the side and rear; wide windowsills; laminate flooring; radiator; ceiling light fitment.

**En-Suite:** 1.68m x 1.61m (5' 6" x 5' 3") approx. 3-piece suite comprising large mains shower, wash hand basin and toilet; wet wall in shower cubicle; vanity unit above and decorative tile splash back behind wash hand basin; heated towel rail; large window to rear with wide windowsill and built in cupboard below; ceiling light fitment.

**Bedroom 2:** 4.67m x 4.35m (15' 4" x 14' 3") approx. Delightful sized double bedroom; large dual aspect windows to side and rear of property; telephone point; carpeted flooring; ceiling and wall light fitments; radiator.

**Family Bathroom:** 4.64m x 4.36m (15' 3" x 14' 4") approx. Exceptionally spacious bathroom with 5-piece suite comprising a large shower cubicle with mains rainfall shower head; free standing bath; wash hand basin set in vanity unit; bidet and toilet; large frosted window to front with wide windowsill; extractor fan; wet wall in shower cubicle; laminate flooring; multiple ceiling light fitments; two heated towel rails.

**Bedroom 3:** 4.37m x 4.00m (14' 4" x 13' 1") approx. Spacious double bedroom with dual aspect windows to side and front of property; original open fireplace with decorative surround; built in shelving; carpeted flooring; ceiling light fitment; radiator

**Box Room/Bedroom 6:** 2.06m x 2.76m (7' 5" x 9' 1") approx. Box room which is currently being used as a single bedroom with large window to front allowing lots of natural light; wide windowsill; carpeted flooring; radiator; ceiling light fitment.

### **(Second Floor)**

**Landing:** With loft hatch giving access to partially floored loft; skylight to rear.

**Bedroom 4:** 4.70m x 4.45m (15' 5" x 14' 7") approx. Double bedroom; original open fire with decorative surround and tile hearth; dual aspect windows with large bay window to front giving countryside views and window to side; built in storage cupboard; small storage cupboard within eaves; carpeted flooring; radiator; ceiling light fitment.

**Bedroom 5:** 4.70m x 4.45m (15' 5" x 14' 7") (at widest) approx. Double bedroom; original open fire with decorative surround and tile hearth; dual aspect windows with large bay window to front giving countryside views and window to side; small storage cupboard within eaves; radiator; ceiling light fitment; carpeted flooring.

**Shower Room:** 1.47m x 0.78m (4' 10" x 2' 10") approx. 3-piece suite comprising of a mains shower with booster, wash hand basin with vanity unit and toilet; wet wall in shower cubicle; storage cupboard; laminate flooring; heated towel rail; ceiling light fitment; skylight.

**Gym/Bedroom 7:** 4.04m x 2.95m (13' 3" x 9' 8") approx. Bedroom currently being used as a gym; built in storage cupboards housing water tank; built in shelving; skylight to rear; radiator; ceiling light

fitment; vinyl flooring; Sky TV point.

**Store Room:** 3.71m x 2.98m (12' 2" x 9' 9") approx. Good sized room with potential of being adapted to a bedroom; wall mounted coat hooks; ceiling light fitment; vinyl flooring (no heating in this room).

### **(Outside)**

**Outhouse-Utility:** 2.28m x 2.33m (7' 6" x 7' 8") approx. Attached to side of property with access via rear garden; new gas boiler fitted April 2019; three frosted windows to front; downlights; pulley clothes airer; fridge, freezer and tumble drier; tiled flooring; power points.

**Garage & Off-Road Parking:** Attached to side of property with access via rear garden; three frosted windows to front; downlights; pulley clothes airer; fridge, freezer and tumble drier; tiled flooring; power points.

**Garden:** The front garden is laid to lawn with a path leading to the front door, also with access to side and rear garden. The property benefits from an extensive garden fully enclosed by a large stone wall. The side of the property boasts a large patio area, which can be lit by eye-catching globes, there are other patios across the garden, including a BBQ area. A large portion of the garden is laid to lawn with shrubs, mature trees and fruit trees, there is also a greenhouse and vegetable patch hosting rhubarb and strawberries.

### **View this property here**

<https://www.aspc.co.uk/search/property/367190/Townfield-House--Gladstone-Road/Huntly/>

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