

Craiglyn, 11 Nelson Street,
Huntly, AB54 8DE

Price Over
£149,000

Under offer

 **4**  **2**  **1**   **146 m²** EPC **E** Council Tax Band **E**



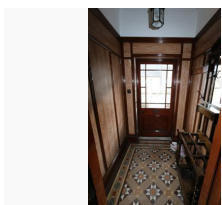
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Features



Garage



Garden

Description

“CRAIGLYN” enjoys an excellent central location within a few minutes’ walk of Huntly Town Square and centre with its wide range of amenities. Internally the property offers spacious living space but is in need of some redecoration. This is a very rare opportunity to purchase such a centrally located **FOUR BEDROOM DETACHED DWELLINGHOUSE** and we expect there to be considerable interest.

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.

ACCOMMODATION comprises:-

GROUND FLOOR:- “Craiglyn” is entered through the partially glazed original doorway from the front garden and leads into a Vestibule with parquet flooring and a secondary door with ornamental glazing leading into the Hallway. The Vestibule measures 1.49m x 1.59m or thereby.

Hallway Traditional style Hallway with coat hooks. Large fitted cupboard with shelves and hanging rails. A stairway leads to the Upper Floor. Doorway to the left of the stairway leads to a traditional cellar with handrail. The cellar measures 3.37m x 3.02m or thereby.

Living Room – measuring 4.14m x 4.55m or thereby. Two large radiators. Original fireplace with tiled surround and fitted gas fire. To one side of the fireplace is a recessed display area with glass shelving and cupboard below. Radiator below the bay window area. Several glazed windows offer views across the garden to Nelson Street. A side door leads into an old fashioned Conservatory/Greenhouse.

Dining Room/Public Room 2 – measuring 3.37m x 4.53 or thereby with bay window to Nelson Street. Feature fireplace with tiled surround and “Living Flame” gas fire. To either side of the fireplace are alcoves with lighting. Original cornicing. Radiator.

Public Room/Bedroom – measuring 3.34m x 3.27m or thereby is located to the rear of the property with a window overlooking the back garden. Radiator. Shelving. Plumbed for washing machine.

Bedroom/Rear Room– measuring 3.27m x 3.15m or thereby with window to rear. Radiator. Fitted kitchen unit and small cupboard. Sink with drainer and taps.

Kitchen – measuring 2.57m x 3.01m or thereby is entered from the Hall and from the Living Room has a partially glazed door. This modern fitted Kitchen has a wide range of wall and base units. Tiling above the modern work surfaces. Stainless steel sink and drainer with mixer tap. Gas hob with extractor hood. Fitted oven and grill. Integral fridge and freezer. Radiator. Striplight. Window to side.

Shower Room – measuring 2.97m x 2.01m or thereby. W.C. Wash hand basin. Large shower with curtain and rail. “Mira Excel” shower. Extensive tiling. Medicine cabinet. Shelved cupboard. Mirror.

A further doorway in the Hallway leads through to a Rear Porch with coat hooks and door leading to the rear garden. This room is wood clad.

UPPER FLOOR:- The carpeted stairway with wooden balustrades and hand rail leads to an Upper Floor Landing with all rooms leading off. On the mid landing there are glazed windows to the rear. Small hatch to the roof area.

W.C. – measuring 2.3m x 1.89m or thereby with coombed ceiling. W.C. Sink incorporated into unit. Small window. Radiator.

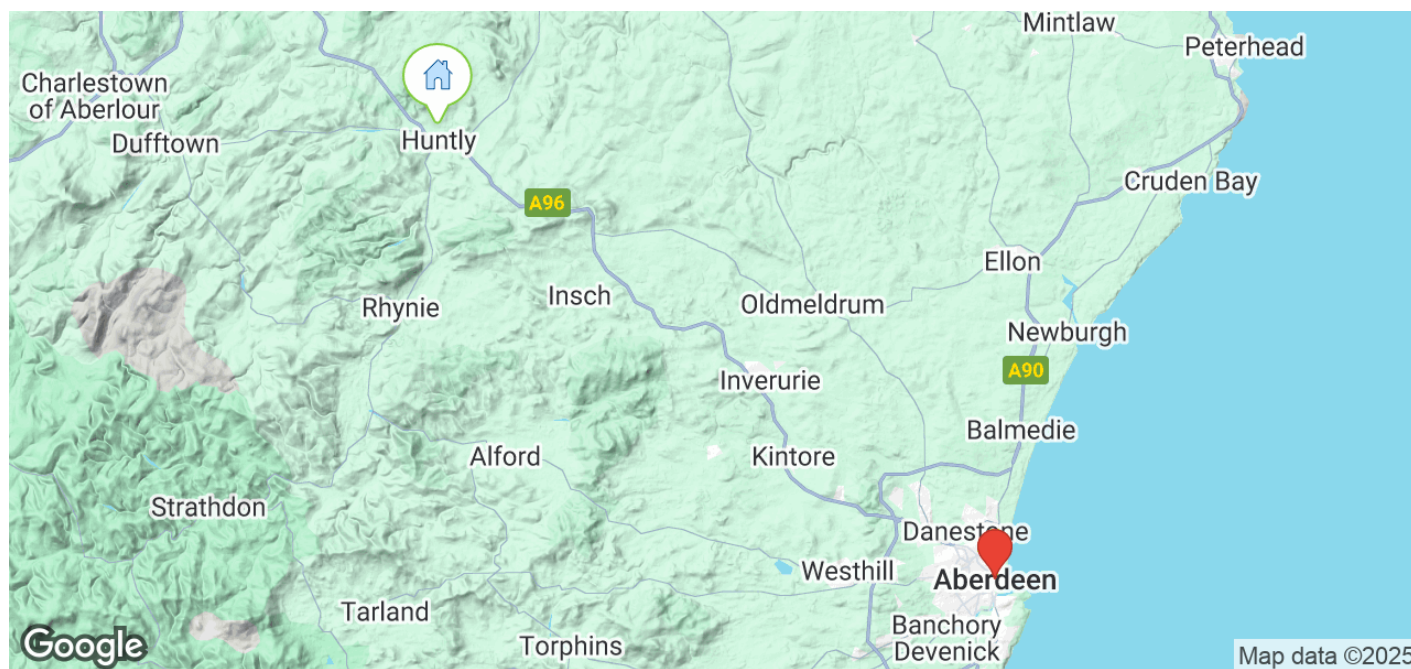
Bedroom 1 – measuring 4.83m x 3.43m or thereby with partially coombed ceiling. Window to rear. Small storage cupboard. Radiator.

Bedroom 2 – measuring 2.54m x 4.82m or thereby with partially coombed ceiling. Radiator. Windows to front.

A further doorway on the landing leads to a Cloak Cupboard/Box Room measuring 2.43m x 1.49m or thereby.

Outside:- “Craiglyn” is set in a very central and convenient location in the Town of Huntly. To the front are flower/shrub borders. There is an adjoining small garage and to one side gates lead into a paved area which can be used for off street parking. There are sheds to the side of the property and to the rear, paving which leads to the back door and a small flower border. To one side of the property there is a further paved area and garden area (suitable for drying) with mature trees. Small shed. A doorway leads into the small garage and a further doorway leads to an old fashioned conservatory/greenhouse with stand pipe and shelving.

FEATURES:- EXCELLENT CENTRAL LOCATION IN THE HEART OF HUNTLY VERY TRADITIONAL STYLE WITH TREMENDOUS POTENTIAL OFF STREET PARKING AVAILABLE TOGETHER WITH SMALL GARAGE ALL CARPETS, CURTAINS AND FLOOR COVERINGS INCLUDED AMPLE POWER POINTS THROUGHOUT FOUR BEDROOM



View this property here

<https://www.aspc.co.uk/search/property/327749/Craiglyn--11-Nelson-Street/Huntly/>

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