

**15 Duke Street,**  
Huntly, AB54 8DL

Price Over  
**£180,000**

**Under offer**

 **5**  **1**  **3**  **182 m<sup>2</sup>** EPC **D** Council Tax Band **B**



**Contact Solicitor**

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**Features**

**Description**

We are pleased to offer for sale this deceptively spacious and conveniently located first and **attic floor flat**. The property has been well maintained and is of modern decor throughout. The accommodation comprises; 5 double bedrooms, lounge, dining kitchen and 3 bathrooms. Viewing is highly recommended to appreciate the extent of the property.

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.

## **ACCOMODATION COMPRISES:**

**FIRST FLOOR:** ENTRANCE Glass panel external door leading to entrance vestibule with fitted carpet and internal glass panel door to hall.

**HALL** Providing access to all accommodation with fitted carpet and built in storage cupboard.

**DINING KITCHEN - Measuring 3.59m x 4.17m or thereby.** Modern fully fitted kitchen with selection of wall and base units with solid wood worktops and tiled surround. Integral dishwasher and washing machine, stainless steel sink and draining with mixer tap, space for american style fridge freezer and range oven, cooker hood. Built in cupboard housing boiler. Vinyl flooring, spotlighting and window to side.

**LOUNGE - Measuring 4.27m x 5.65m or thereby.** Spacious lounge with windows to front and side, tiled fireplace with timber mantle incorporating gas fire, fitted carpet, ceiling light, wall lights, radiators.

**BATHROOM** 3 piece suite comprising large jacuzzi bath with shower head tap and sliding shower screen, toilet and wash hand basin. Tiling around bath, vinyl flooring, built in storage cupboard, fitted vanity cabinet, radiator, spotlighting and frosted window to rear.

**MASTER BEDROOM - Measuring 3.57m x 4.35m or thereby.** Double bedroom with fitted carpet, walk in wardrobe with hanging, shelving and additional storage space with spotlighting, front facing window, ceiling light, radiator, door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Shower cabinet with electric shower and tiled surround, toilet, wash hand basin, tiled flooring, spotlighting, radiator, extractor fan.

**BEDROOM 2 - Measuring 3.6m x 3.53m or thereby.** Double bedroom with window to side, fitted carpet, ceiling light and radiator.

**BEDROOM 3 - Measuring 2.94m x 4.29m or thereby** Double bedroom with front facing window, ceiling light, fitted carpet and radiator.

## **STAIRS TO ATTIC FLOOR;**

**LANDING** Providing access to all attic floor accomodation with fitted carpet, velux window, ceiling light, built in storage cupboard, radiator.

**BEDROOM 4 - Measuring 3.6m x 4.65m or thereby** Double bedroom with velux windows to front and rear, fitted carpet, ceiling light.

**SHOWER ROOM** 3 Piece suite comprising shower cabinet with electric shower and tiled surround, toilet and wash hand basin. Tiled flooring, fitted vanity cabinet, towel rail and velux window.

**BEDROOM 5/ FAMILY/ GAMES ROOM - Measuring 6.77m x 5.63m or thereby** Spacious and bright room providing additional living space, velux windows, fitted carpet, radiators, spotlighting and pendant ceiling lights.

**OUTSIDE** Externally the property has a timber decked balcony adjacent to the entrance of the property as well as a storage shed to the rear. External power supply and water tap.

## FEATURES

GAS FIRED CENTRAL HEATING

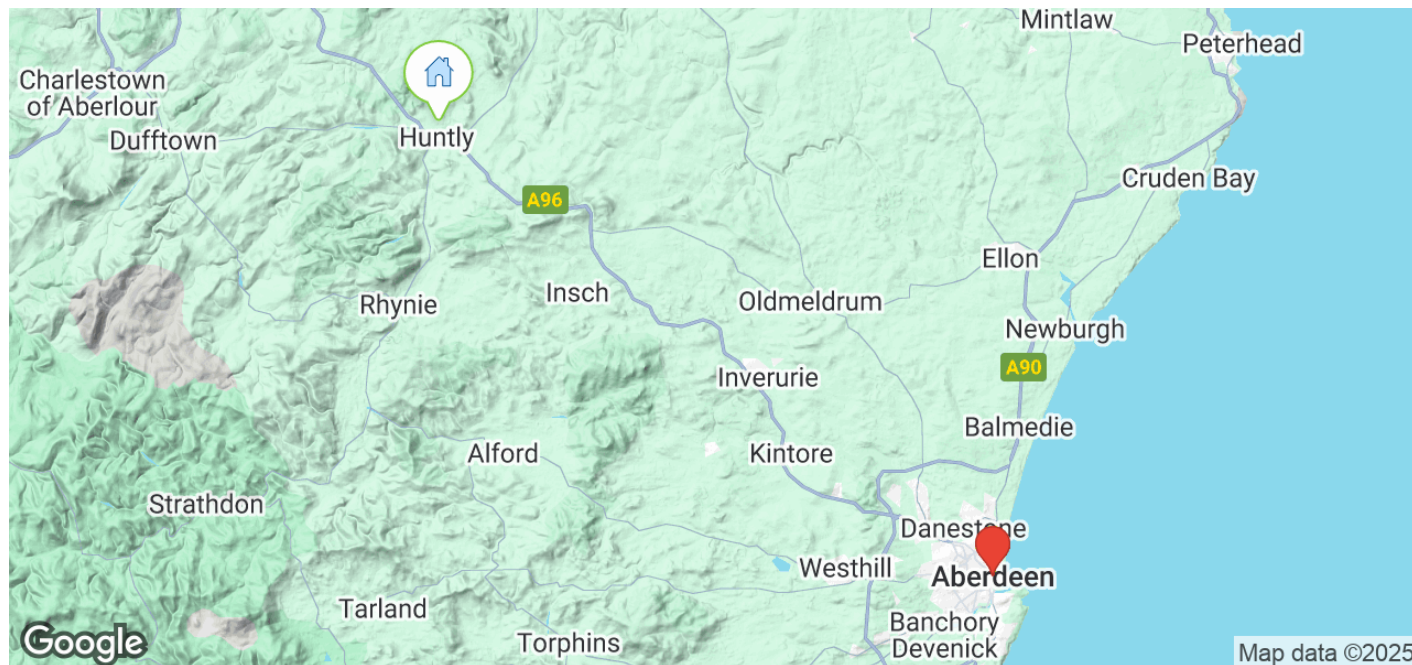
DOUBLE GLAZING

AMPLE POWER POINTS THROUGHOUT

ALL CARPETS AND FLOOR COVERINGS TO BE INCLUDED IN THE SALE

WELL MAINTAINED THROUGHOUT

EPC Band: D



### View this property here

<https://www.aspc.co.uk/search/property/349330/15-Duke-Street/Huntly/>

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