

17 Main Street,
Rhynie, Huntly, AB54 4HB

Fixed Price
£114,000

Under offer

 **3**  **1**  **1**   **90 m²** EPC **E** Council Tax Band **C**



Contact Seller

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Features



Garden

Description

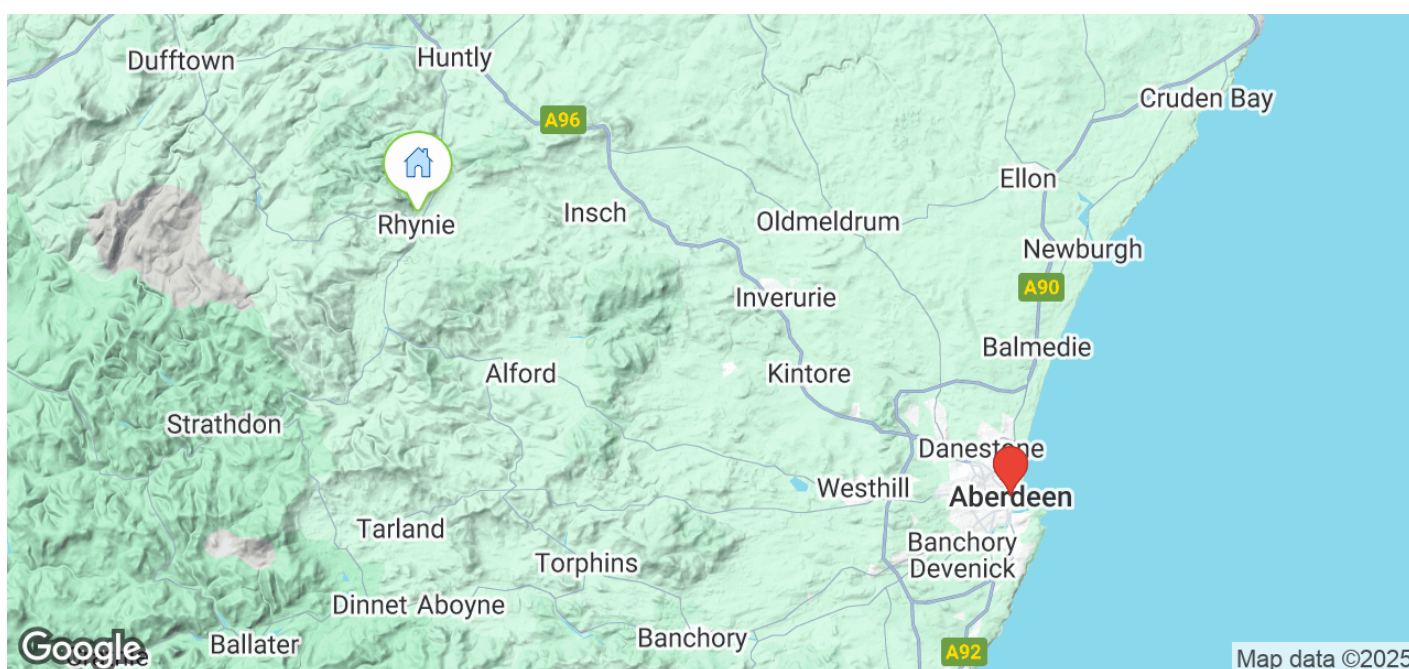
Enjoying an extremely sunny aspect within the charming village of Rhynie, this stylishly upgraded **three bedroomed terraced dwellinghouse** is the ideal family home within easy walking distance of the primary school. With neutral décor throughout and underfloor heating in some rooms on the ground floor, the accommodation includes the entrance vestibule with coat hooks, the hallway which has Spanish tiling and under floor heating which is carried through to the lovely fully fitted dining kitchen and the fully tiled elegant bathroom. The tasteful lounge also with neutral décor is to the front of the property. The first floor also with attractive décor includes the master bedroom with two large windows and there are two further attractively presented bedrooms each with velux windows. The w.c. includes stylish tiling. The secluded enclosed courtyard to the rear is ideal for summer entertaining late into the evenings. Viewing highly recommended to appreciate this gem.

Huntly, a short drive away, is a busy market town situated on the A96. The town has a variety of leisure amenities including 18 hole golf course, swimming pool with fitness suite, all weather pitch, bowling green and cricket ground. There is also a health centre and hospital and a wide range of shopping facilities including two supermarkets. There is nursery, primary and secondary education. There are rail and road links for commuting both north and south.

Notes Electric under floor heating in the hall, dining kitchen and bathroom, electric panel heating elsewhere. Full double glazing. EPC=E. Attractive neutral carpeting. Some light fittings and blinds are included. The Rangemaster cooking system with induction top and ovens is available separately. The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.

Directions

Follow the A96 north of Inverurie and take the left fork at the Oyne junction. Continue through Insch to Kennethmont, travel through the village and turn left at the sign marked Rhynie. At the 'T' junction turn left and proceed into the village. Number 17 is on the right hand side.



Accommodation comprises

GROUND FLOOR

Vestibule The uPVC entrance door, with oval glazed inset, fills the vestibule and hallway with morning sunshine. A part glazed pitch pine door gives access to the hall. Attractive tiled flooring and coat hooks at high and low level.

Hallway 11'11" [3.63m] approx. at widest The lovely hallway with large Spanish floor tiles and tiled skirtings, sourced from Spain, enjoys luxurious under floor heating which is also carried through to the dining kitchen and the bathroom. Deep 'L' shaped under stair storage cupboard with shelving. Access to the lounge, dining kitchen and bathroom. Half glazed door to the lounge, dining kitchen and a sliding door to the bathroom. Half glazed door to the rear courtyard garden.

Lounge 15'6" x 12'5" [4.70m x 3.79m] approx. Filled with morning sun through the large studio style deep silled window dressed with vertical blinds, this tasteful and spacious room, with neutral

carpeting and décor includes a remote control wall mounted electric fire. Panel heater. Twin light fitting. TV and telephone points.

Dining Kitchen 13'10" x 8'7" [4.23m x 2.61m] approx. This light and bright room, also enjoying morning sun through the large deep silled studio style window includes the attractive floor tiling with under floor heating and beech effect fully fitted cabinets at high and low level with space provided for a fridge/freezer, washing machine and dishwasher. The Rangemaster electric cooking range with induction top and ovens may be sold separately. The worksurface areas are stylishly tiled to splashback and the stainless steel sink is below the window. Space provided for table and chairs. Half glazed door to hallway. Extractor fan. TV point.

Bathroom 6'5" x 5'8" [1.97m x 1.74m] approx. Elegant, fully tiled bathroom with underfloor heating below the high gloss floor tiling, and a window with deep ornate tiled sill. The white w.c. and wash hand basin are set below a deep shelf. The bath, with contrasting tiling includes an over bath electric shower with Drench shower head. Sliding door to hallway.

FIRST FLOOR

The carpeted staircase is filled with natural light from the high velux above, which, from the landing looks out to panoramic views of the countryside. Access to the three bedrooms and w.c.

Bedroom 1 15'6" x 12'4" [4.70m x 3.77m] approx. This spacious double bedroom, full of character with two large velux windows, is attractively presented with neutral décor and carpeting. Built-in shelved store cupboard. Panel heater. TV point.

Bedroom 2 10'11" x 8'7" [3.33m x 2.63m] approx. The large velux in the ceiling in-lay fills this lovely room with morning sunshine. Feature wall and neutral carpeting. TV point.

Bedroom 3 10'11" x 6'8" [3.33m x 2.03m] approx. This pretty bedroom, also with large velux looking out to the hills, includes attractive décor with contrasting painted wall. Fitment for wall mounted TV. Panel heater.

W.C. 6'11" x 5'1" [2.11m x 1.55m] approx. at longest and widest Elegant room with contrasting floor and stylish wall tiling, white w.c. and wash hand basin which is set on a vanity storage unit. Large wall mounted mirror with recessed shelving adjacent.

OUTSIDE

Garden The secluded courtyard to the rear, accessed via the half glazed door from the hallway, is laid to loc-bloc, includes high fencing and enjoys sunshine from lunchtime until late evening in the summer months. External lighting.

View this property here

<https://www.aspc.co.uk/search/property/353953/17-Main-Street/Huntly/>

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