

**34 East Park Street,**  
Huntly, AB54 8JF

Price Around  
**£90,000**

 1  1  1   60 m<sup>2</sup> EPC C Council Tax Band A



#### Contact Solicitor

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#### Features

## Description

This is an attractive **First Floor flatted Dwellinghouse** situated on a corner site in a residential area of the town with shared access to the garden. The property has its own front door leading to an internal staircase and internal access door to the flat. The interior of this property with lounge, kitchen, bathroom and bedroom is modern and tastefully decorated. The property is within walking distance of the town centre and convenient for all local amenities. This property would be ideal for a first time buyer, buy to rent or as a family home.

Huntly is a busy north east town with a population of just over 4,000, situated on the main road and rail route between “The Granite City” of Aberdeen and Inverness. Huntly has various leisure amenities including swimming pool, 18 hole golf course, bowling green, cricket ground, and Nordic Ski centre. As well as a wide variety of shopping facilities there are two new supermarkets. The town also has a Health Centre and hospital. Secondary education is available at the well-known Gordon Schools. Nursery facilities are also available.

**The accommodation comprises:-**

**VESTIBULE** Front door providing access; stairway to first floor internal door.

**HALLWAY** Giving access to all accommodation; hatch with Ramsay type ladder to partially floored attic; 2 storage cupboards.

**LOUNGE 14' 3" x 12' 11" (4.35m x 3.94m)** Front facing picture window; built in storage cupboard housing the gas boiler; door leading to the kitchen.

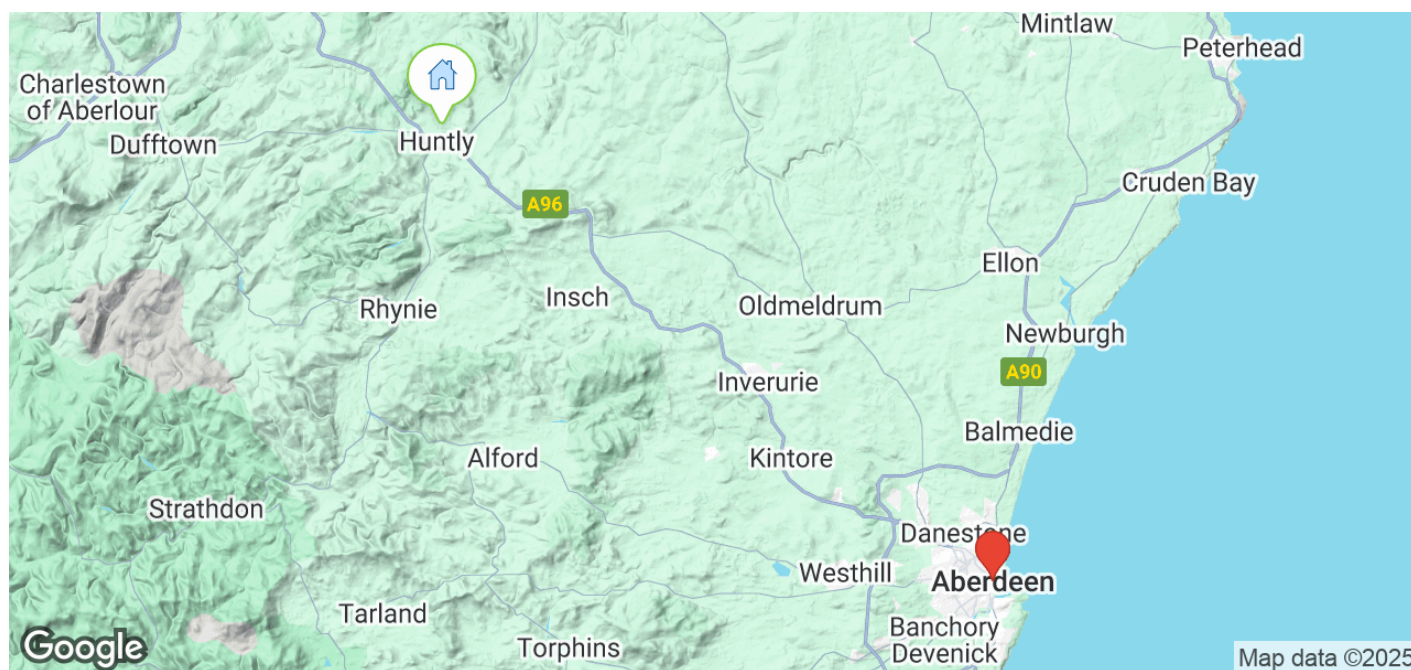
**KITCHEN 10' x 9' 11" (3.05m x 3.03m)** Fully fitted Kitchen with base and wall units; space for free standing cooker; cooker hood; plumbing for automatic washing machine and dishwasher; space for fridge freezer; matching work surfaces and splash backs; stainless steel sink unit with mixer tap; triple spot lights; dual aspect windows.

**SHOWER ROOM** White suite comprising of large Shower cabinet with wet wall panelling and fitted shelves; toilet and wash hand basin; wet wall panelling to dado height; storage cupboard with sliding door; Xpelair.

**BEDROOM 1 14' 2" x 12' 1" (4.32m x 3.69m)** Double bedroom; fitted triple wardrobe with mirror door and dressing table; built in storage cupboard.

**OUTSIDE** The rear enclosed garden and drying area which is shared with the neighbouring property. Garden shed.

**GENERAL** Gas central heating. Double glazing. All carpets and floor covering. Ample power points throughout. TV aerial points. Telephone point.



### View this property here

<https://www.aspc.co.uk/search/property/359293/34-East-Park-Street/Huntly/>

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