

**27D Old Road,**  
Huntly, AB54 8JH

Price Around  
**£76,800**

**Under offer**

 1  1  1   41 m<sup>2</sup> EPC **F** Council Tax Band **A**



**Contact Seller**

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**Contact Solicitor**

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**Features**



Garden

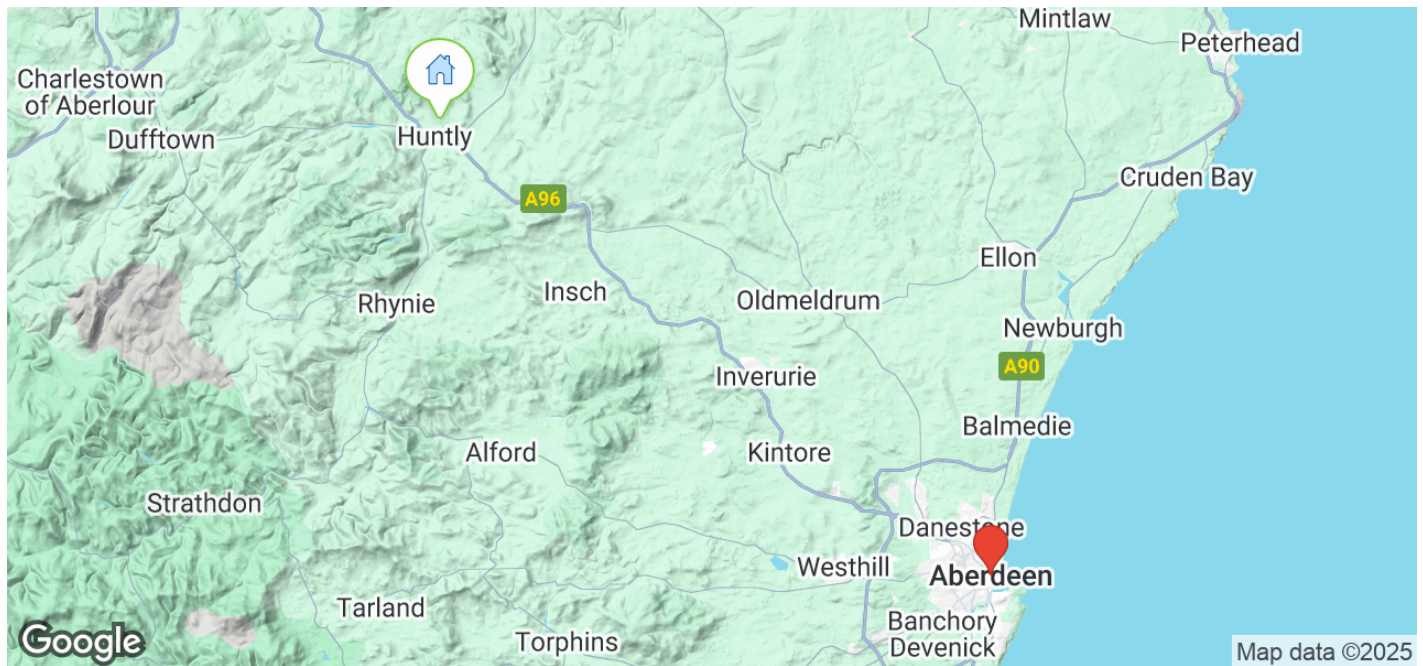
## Description

Enjoying a quiet, peaceful setting tucked away from the main road, this **ONE BEDROOM END TERRACED DWELLINGHOUSE** is in excellent decorative order and would represent an ideal purchase for first time buyers and would also be a great purchase for those looking to downsize. The property enjoys the comforts of Electric Storage Heating, boasts Double Glazed windows within hardwood window frames and will be sold inclusive of all carpets and floor coverings, fitted blinds and light fitments. The bright airy accommodation comprises of a nicely proportioned Lounge, modern fitted Kitchen where there is space for breakfast dining, a Double Bedroom and upgraded Bathroom. Externally, there is a sunny Front Garden along with a garden shed which is equipped with power and light. Worthy of mention, the property enjoys lovely open views from the upper floor and truly has to be viewed to be appreciated.

Huntly is a popular country town well served by primary and secondary schools, public transport facilities including road and rail links to Dyce, Aberdeen Airport and Aberdeen City and a wide range of shopping facilities including an Asda store. The Huntly area offers the opportunity to enjoy a wide range of outdoor sporting pursuits including Hillwalking, Shooting, Fishing and an 18 hole Golf Course.

## Directions

Take the A96 Aberdeen to Inverness road to Huntly. On approaching Huntly, turn right at the signpost for the Railway Station. Follow this road for some distance across the bridge. Thereafter take the first road on the right hand side into Old Road. Number 27D is located ahead on the right hand side.



## Accommodation comprises

### (GROUND FLOOR)

**ENTRANCE HALL:** A hardwood exterior door with glazed panel opens to the Hallway which leads to the lounge and kitchen. Light fitment, laminate wood flooring.

**LOUNGE:** 13'11" x 11' approx. Nicely proportioned Lounge to the front presented in neutral décor complemented by laminate flooring and featuring a wall mounted electric fire. There are two alcoves at either side of the fireplace where low level storage cupboards offer storage below. Under stair storage cupboard, light fitment, telephone point, stairs to upper floor.

**KITCHEN:** 10' x 6' approx. Situated to the rear, the Kitchen is fitted with a range of modern base and wall units incorporating ample work surfaces with splashback panelling behind and stainless steel sink unit with drainer and mixer tap inset. The freestanding Cooker will be included in the sale and there is space provided for a freestanding fridge and washing machine. Space for breakfast dining, Dimplex wall heater, light fitment, laminate wood flooring.

### (UPPER FLOOR)

**HALLWAY:** Hallway offering access to the bedroom and bathroom. Built in cupboard housing the electricity meter and fuse box, rear facing window allowing ample natural light, light fitment, fitted carpet.

**DOUBLE BEDROOM:** 10'1" x 9'10" approx. Enjoying lovely open views to the front, this well proportioned Double Bedroom is presented in neutral décor with complementing fitted carpet and has the advantage of a freestanding double wardrobe which will be included in the sale. There is an additional cupboard offering additional storage. Light fitment, hatch to loft space, fitted blinds.

**BATHROOM:** 7'1" x 6'1" approx. With an opaque window to the front of the property, the modern Bathroom has been upgraded and fitted with a white suite comprising bath with Mira Sport shower over and shower screens, w.c., and wash hand basin. Splashback panelling, light fitment, vinyl flooring, heated towel rail, extractor fan.

### **(OUTSIDE)**

**FRONT GARDEN:** The property has a secluded Front Garden enjoying a bright sunny aspect, has an area laid with slate chips and a pathway leads to the front door. There is also a garden shed equipped with power and light. Drying poles.

**REAR AREA:** There is an area to the rear of the property laid with granite chips.

**PARKING:** Ample parking is found on street.

**GENERAL:** All carpets and floor coverings, fitted blinds and light fitments together with the cooker in the kitchen will be included in the sale.

**EPC BANDING:** "F"

#### **View this property here**

<https://www.aspc.co.uk/search/property/359428/27D-Old-Road/Huntly/>

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