

**3 Ogilvie Avenue,**

Huntly, AB54 8AT

Price Over

**£305,000**

**Under offer**

 **4**
 **2**
 **3**

 **198 m<sup>2</sup>**
 **EPC C**
 **Council Tax Band E**



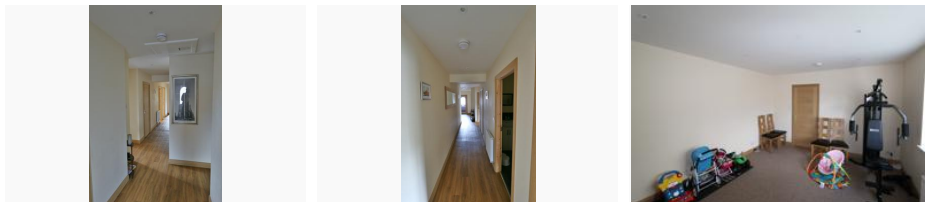
**Contact Solicitor**

Murdoch, Mcmath & Mitchell  
 27/29 Duke Street  
 Huntly  
 AB54 8DP

01466 792291

Claire@murdoch-mcmath-mitchell.com

<http://www.murdoch-mcmath-mitchell.com>



**Features**  Garage  Garden

**Description**

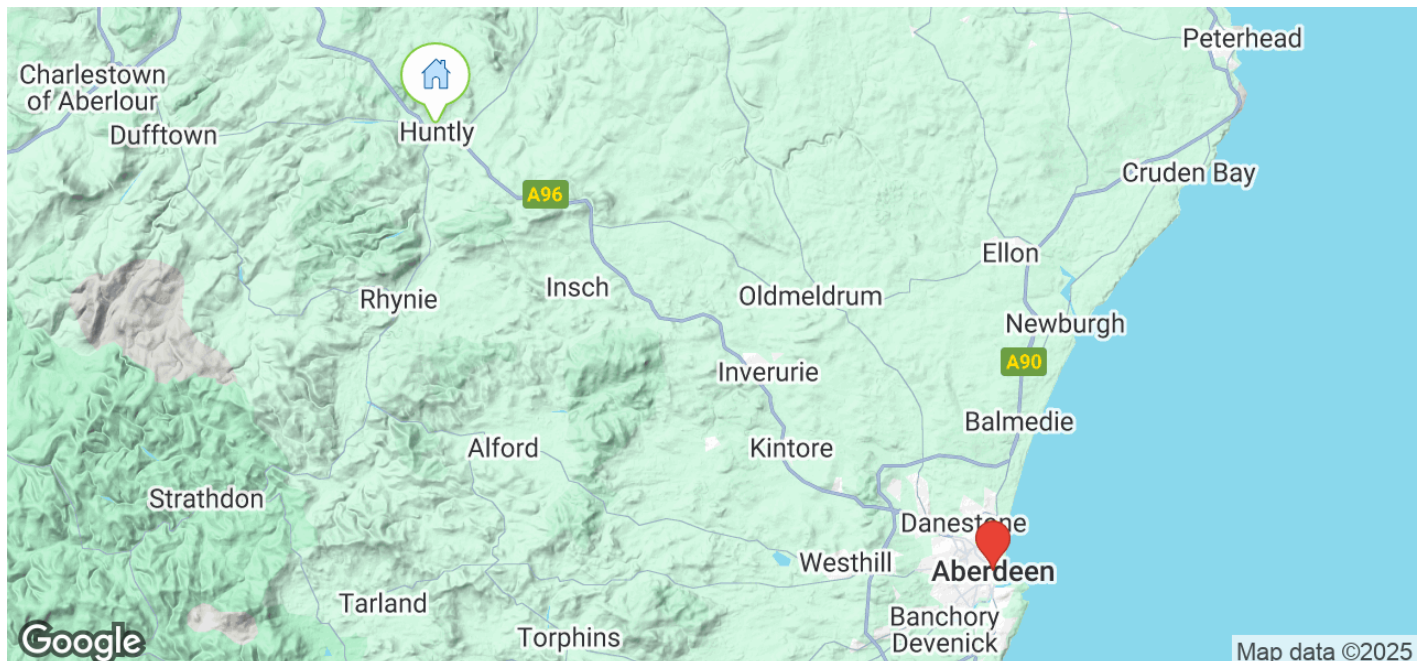
3 Ogilvie Avenue Huntly is perfectly located in a highly popular residential area of the town of Huntly. The property has been **fully refurbished and renovated** and now provides a **modern detached Bungalow** with a wide variety of appealing features. The fully detached dwelling house has easily maintainable gardens to the front and rear with off street parking for several vehicles. The property benefits from full double glazing and gas central heating throughout and all rooms in the property are spacious with the bedrooms in particular providing en-suite facilities. It is often said Huntly lacks bungalows which are up to date and in tune with modern taste. This bungalow fulfils the criteria.

We would strongly recommended viewing as considerable interest is expected given there are few properties of this variety located within the popular areas of the town.

**Location** 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.

Excellent Location In Very Popular Residential Area  
Completely Renovated And Refurbished Throughout  
Easy To Maintain Garden  
4 Bedrooms With En-Suite Facilities  
Large Modern Family Kitchen/Area  
Space For Several Vehicles  
Full Gas Central Heating  
Full Double Glazing  
Viewing Highly Recommended

All blinds, floor coverings, curtains are included in the sale.



## Accommodation comprises

**Vestibule:** 1.88m x 1.71m (6'2" x 5'7") approx The modern front door leads into the vestibule where there is a small radiator and wood effect floor covering which continues throughout the rest of the hallway. There is an enclosed metre cupboard at ground level; a glazed doorway leads into the hallway.

**Hallway:** All doors leading off. Three large cupboards. Hatch to the loft. Overhead concealed spotlights.

**Living Room:** 4.87m x 3.71m (15'11" x 12'2") approx This lovely light room looks over the front garden and is carpeted. There is a fitted modern electric coal effect fire and overhead lighting.

**Bedroom 1:** 3.58m x 3.61m (11'8" x 11'10") approx This bedroom has a window to the side and overhead concealed spotlighting. Carpeted. Radiator.

**W.C.:** 2.01m x 1.79m (6'7" x 5'10") approx Modern wash hand basin within a vanity unit with a selection of fitted drawers and cupboards. W.C. Overhead spot lighting. Extractor fan. Heated towel rail.

**Bedroom 2:** 4.46m x 3.27m (14'7" x 10'8") approx The second bedroom is carpeted and has a window to the side overlooking the side of the property. There is concealed overhead spotlighting. This bedroom has the benefit of an en-suite shower room

**En-suite Shower Room:** 2.48m x 2.31m (8'1" x 7'6") approx This is a "jack and jill" shower room with doors leading to Bedroom 1 and Bedroom 2. Wash hand basin with cupboards below. W.C. Heated towel rail. Overhead spotlighting. Extractor fan. Shower cubicle with wet walling and window.

**Dining Kitchen and Family Room on "open plan":** 10.50m x 4.08 ( 34'5" x 13'4") approx This large and impressive room has a large kitchen which has been fully fitted with a wide range of wall and base units. There is a large central breakfast bar/island with numerous cupboards for storage. The kitchen is entered by a glazed doorway and has a radiator and a door leading to the utility room. There is also a door leading to the rear. A highlight in the kitchen is the large Cusine Master range with four electric ovens and gas hob with hot plate/griddle. Modern sink with bowl and drier. Attractive modern work surfaces. Overhead spotlighting. Fitted microwave. Fitted dishwasher. There is a large variety of various storage cupboards throughout.

The family area provides a very light and airy area with two windows to the side and patio doors leading out to the rear garden. Radiator.

**Utility Room:** 4.89m x 2.12m (16' x 6'11") approx This large utility room has a door leading to the rear garden. There is a shoe rack, radiator, coat hooks and a hatch leading to the loft. The utility room is fitted with work tops and has space for several appliances including a washing machine and tumble dryer. There is a stainless steel sink and drainer with mixer tap. Modern worktops. Overhead spotlighting. A large cupboard housing the boiler. Glazed doorway leading into kitchen.

**Bedroom 3:** 3.16m x 4.72m (10'4" x 15'5") approx This large bedroom has a window to the side. Overhead spotlights. Radiator. Large shelved cupboard. The bedroom is complemented with an en-suite shower room.

**En-suite Shower Room:** 2.46m x 2.46m (8' x 8') approx With modern flooring. W.C. and wash hand basin with tiling above. Corner bath with tiling. Fitted shower with rainforest shower head. Fitted heated towel rail.

**Bedroom 4:** 2.89m x 3.88m (9'5" x 12'8") approx This further bedroom is carpeted with a window to the front, radiator and overhead spotlighting. There is an en-suite shower room.

**Ensuite Shower Room:** 2.46m x 1.82m (8' x 5'11") approx With W.C. pedestal wash hand basin. Fitted medicine cabinet. Fitted heated towel rail. Fitted shower unit enclosing shower.

## **(Outside)**

**The front garden** is very easy to maintain with tarmac drive and two entrances. There is a fence to the side, garage and parking to one side.

**Rear garden** – A gate at the side leads into the large garden area which is again easy to maintain. There is a drying area with rotary clothes dryer and laid out with chip stones. Large lawn. Patio doors

from the large dining kitchen/family room lead out to the rear garden. There is a concrete patio area for summer dining.

**View this property here**

<https://www.aspc.co.uk/search/property/359495/3-Ogilvie-Avenue/Huntly/>

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