


22 & 23 The Square,
 Huntly, AB54 8BR

Price Around
£299,999

Under offer

 **4**  **4**  **1**  EPC **D** Council Tax Band **E**



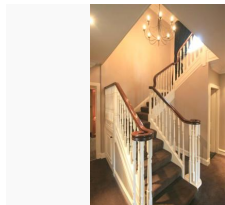
Contact Solicitor

Stewart & Watson
 17-19 Duke Street
 Huntly
 AB54 8DL

01466-792331

swatt@stewartwatson.co.uk

<http://www.stewartwatson.co.uk>



Features  Garage  Garden

Description

Four Bedroom Dwelling House with Shop & Store

Unique property with many original features. Garage & Garden. Extensive Accommodation & Storage. Store with possible development potential. Central location in town and prime business location with easy commuting distance to Aberdeen, Inverurie, Elgin and Inverness.

This is an ideally located retail property with substantial and high quality residential accommodation above. Many original features in the dwelling house have been retained, including the traditional staircases, stained glass windows, cornices and fireplaces. According to Historic Scotland, the original building was constructed in the 18th Century, with a later extension to the rear. The net internal floor areas of the property are reckoned to be:- Shop & Store - 155.3 square meters (1,671 square feet);

Dwelling house - 200.2 square meters (2,155 square feet). This property must be viewed internally, to appreciate fully its charm and potential.

Residential Accommodation

GROUND FLOOR The entrance to the dwelling house is from the side close or passageway into the original stonework pend area. The substantial gate to the front street makes this a safe area for children leaving the house to go to the back garden for example, as the gate can be kept locked.

ENTRANCE HALL 4.98m x 3.7m (16'4" x 12'2") A spacious and impressive entrance hallway, with a high vaulted ceiling and plenty natural light. Stone steps up to the Inner Vestibule of the property.

FIRST FLOOR

VESTIBULE 5.2m x 2.39m (17'1" x 7'10") Giving access to the inner hallway with storage cupboard and radiator.

SITTING ROOM 4.93m x 4.14m (16'2" x 13'7") Three Georgian sash style windows overlooking the side of the property. Feature fireplace with coal-effect gas fire, alcove and cupboards, picture rail, downlighters, timber flooring, two radiators.

An inner hallway leads to the further accommodation including the impressive traditional staircase with double banister leading to the next floor.

KITCHEN 4.55m x 2.26m (14'11" x 7'5") Fitted kitchen units at floor and eye level and ample work surfaces, 1½ bowl sink with waste disposal. Fitted oven, microwave, fridge freezer and gas hob. Extractor fan, downlighters, tiled floor and radiator.

LOUNGE 4.45m x 3.68m (14'7" x 12'1") A very elegant Georgian style room to the front of the property with two sash style windows. There are several traditional features including marble fireplace, ceiling cornice, picture rail, deep skirting boards. Coal-effect gas fire, radiator.

DINING ROOM 4.55m x 3.15m (14'11" x 10'4") With double doors, this is also an elegant Georgian style room with two sash style windows to the front. Traditional cast-iron fireplace, alcove and cupboards, ceiling cornice and picture rail, timber flooring, radiator.

CLOAKROOM 2.06m x 2.08m (6'9" x 6'10") Toilet and wash hand basin, slate tiled flooring, storage cupboard and radiator.

SECOND FLOOR Upper landing with storage cupboards.

BEDROOM 1 4.1m x 3.84m (13'5" x 12'7") To the front of the property, this bedroom has fitted wardrobes all along one wall with mahogany doors with upper glass panels. Window seat and shutters, wall lights and picture rail. Radiator.

BEDROOM 2 4.06m x 2.8m (13'4" x 9'2") To the front of the property, this bedroom has a fitted double wardrobe with louvre doors. Window seat and shutters, wall lights and picture rail. Radiator.

BEDROOM 3 4.37m x 3.73m (14'4" x 12'3") To the side of the property with fitted double wardrobe and radiator.

BEDROOM 4 4.34m x 2.36m (14'3" x 7'9") With fitted wardrobe and radiator and door leading to

STUDY 2.67m x 2.6m (8'9" x 8'6") With two velux windows and radiator. This room leads through to the steel fire escape.

BATHROOM 3.3m x 3m (10'10" x 9'10") A large bathroom with 4-piece Victorian style suite and also a separate shower in tiled cabinet. Wall lights, hatch to Loft, radiator.

Shop/Retail Unit

SHOP 13.9m x 5.08m (45'7" x 16'8") This ground floor retail unit has two display windows to the front as well as double front doors leading out to The Square. It is carpeted and has spotlights as well as four radiators.

REAR SHOP/OFFICE With shelved storage space and radiator.

TOILET With wash hand basin.

STORE To the rear. Both the store and front shop area have side access from the close/passageway. The store has a concrete floor and a timber staircase giving access to the extensive upper storage floor. There is also a storage loft. It may be possible to develop the store area into further living accommodation, however any potential purchaser would require to obtain their own consents from the Local Authority in this regard.

OUTSIDE

The **REAR GARDEN** has a lawn with rotary clothes dryer. There is also a paved **PATIO AREA**. The garden is secluded and forms a safe play area for children.

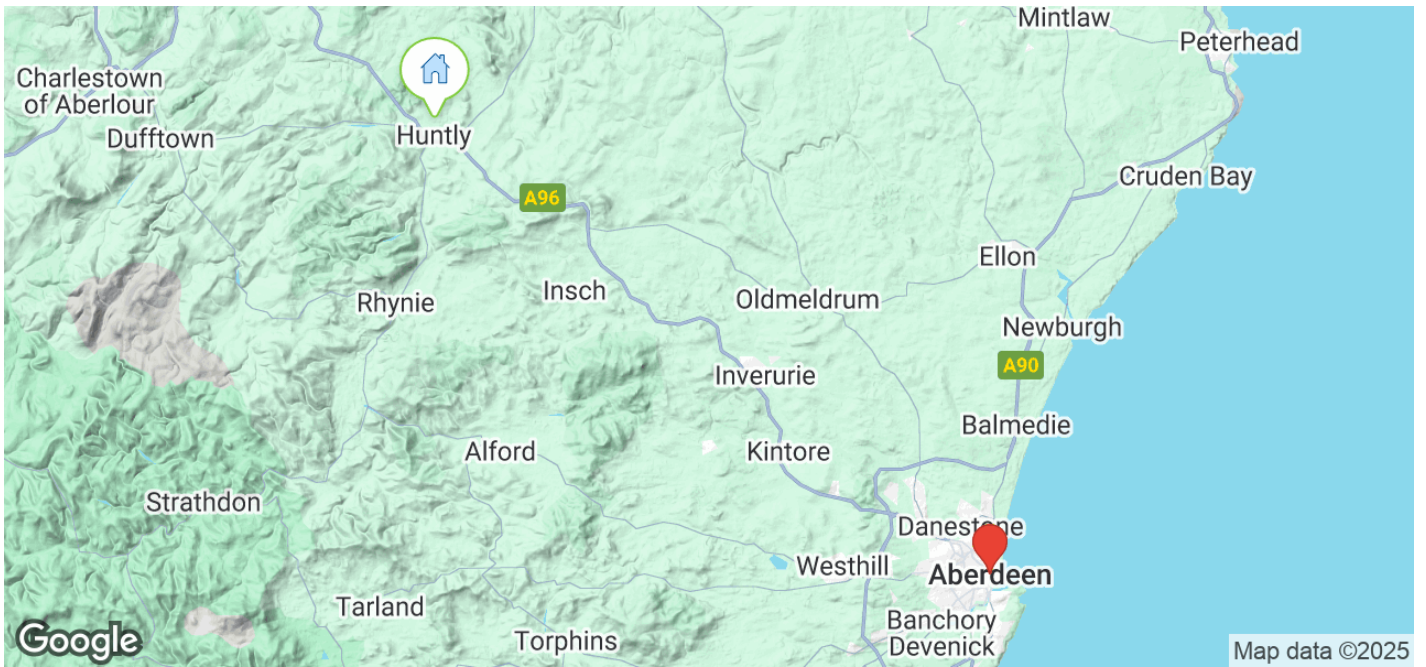
GARAGE With up and over door, concrete floor and electric power and light.

SHED The storage shed alongside the garage also has concrete floor and electric power and light.

SERVICES Usual mains, gas, electricity, telephone, water and sewage connections.

Council Tax : Band E.

LOCATION Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen and Dyce Airport is approximately 45 minutes drive. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course.



View this property here

<https://www.aspc.co.uk/search/property/359808/22-&-23-The-Square/Huntly/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.