

Cottage Number 1, Tillyminate,

Gartly, Huntly, AB54 4QS

Price Over

£122,000

Under offer

 **3**
 **1**
 **1**

 **85 m²**
 **F**
 **C**



Contact Solicitor

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Features



Garden

Description

This is a wonderfully situated **semi-detached bungalow** which enjoys a splendid location in the heart of Aberdeenshire countryside. It is only a short distance five miles or thereby from the town of Huntly where most local services can be found. The semi-detached bungalow is set in a beautiful glen with marvellous views across the fields to forestry and beyond. There is grass garden to the front, side and rear and well-proportioned accommodation within.

The property requires some refurbishment throughout.

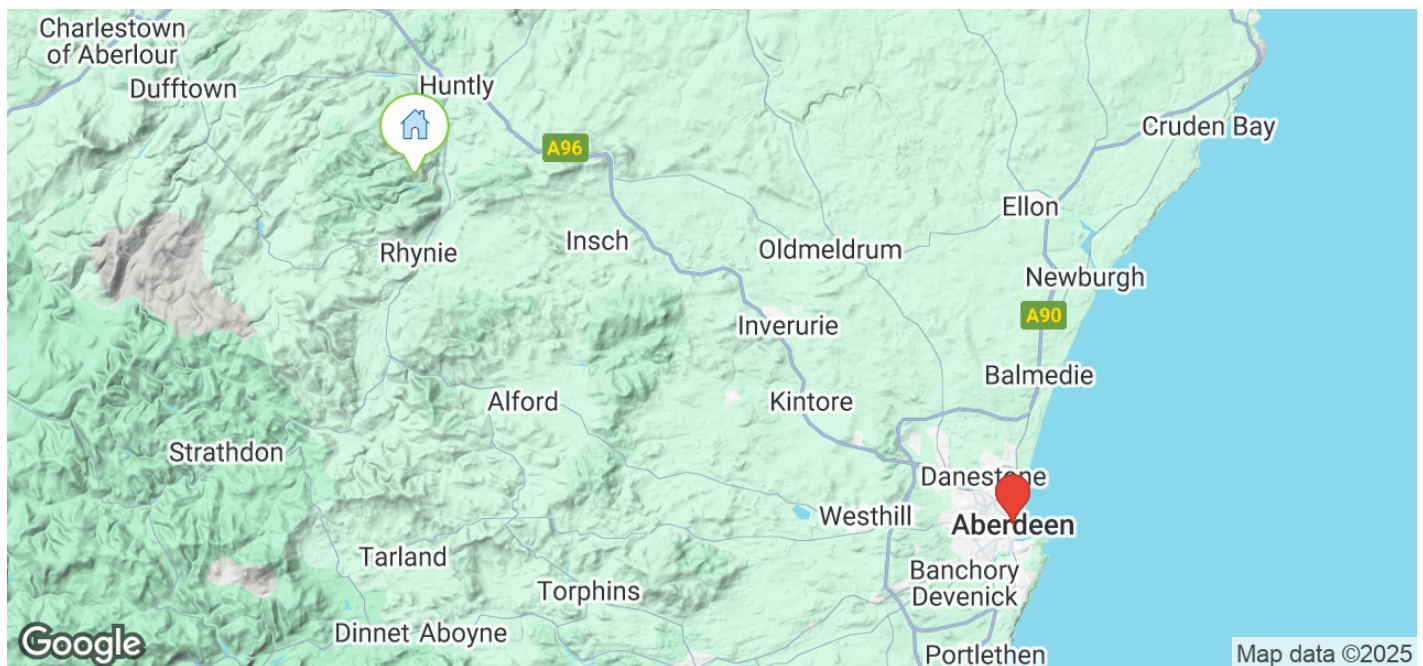
Location Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include 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.

Semi-Detached Bungalow In Rural Location. Requires Some Refurbishment. 3 Bedrooms. Garden Areas To Front, Side And Rear. Views Over Rear Garden And Hedge To Forestry And Beyond. Private Water. Private Drainage.

Directions

From the A96 roundabout at Huntly turn left on to the A97 heading towards Rhynie. After 3 miles turn right at a signpost for Mytice Timber Sawmill and continue for 2 miles until you reach the farm of Tillyminate. The cottage number 1 is location directly opposite.



Accommodation comprises

Vestibule: 1.16m x 1.66m (3'9" x 5'5") approx A glazed modern doorway with side panel leads into the vestibule which has coat hooks and a glazed doorway leading into the hallway.

Hallway : With large electric storage heater. Fitted cupboard with shelves and further fitted cupboard housing the metres.

Kitchen: 2.54m x 3.56m (8'4" x 11'8") approx Basic fitted kitchen. Strip light. Serving hatch to the living room. Electric storage heater. Large larder cupboard. Windows to the front and side. Stainless steel sink with drainer.

Living Room: 5.61m x 4.74m (18'4" x 15'6") aprox This large room's central feature is a tiled fireplace with tiled hearth and mantle with open fire. There are two electric storage heaters and two windows to the side of the property. Hatch to kitchen.

Bedroom 1: 3.68m x 3.05m (12' x 10') approx With a window to rear and fitted wardrobe with shelves and hanging rail. The window has views across rear garden and hedge to the fields, forestry and beyond.

Bedroom 2: 2.49m x 2.08m (8'2" x 6'9") approx This bedroom has similar views to bedroom 1 and also has a fitted wardrobe with shelves and hanging rail.

Bedroom 3: 2.99m x 3.24m (9'9" x 10'7") approx Has a window to the rear and window to the front.

Bathroom: White three piece bathroom suite comprising of W.C., Sink and bath with overbath shower. Tiles surrounds the bath. Opaque window to front.

(Outside)

There is a large grass garden area to the front and rear with a further grassed area to the side.

View this property here

<https://www.aspc.co.uk/search/property/362573/Cottage-Number-1--Tillyminate/Huntly/>

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