

STEWART & WATSON

your **complete** property & legal service

**6 KING STREET,
HUNTLY, AB54 8DH**



Spacious First Floor Flat close to Town Centre

- 3 Bedrooms
- Recently Refurbished
- Gas C.H. & Full D.G.
- Stone Outbuilding
- **£30,000 BELOW HOME REPORT VALUE**

Price Change - Offers over £90,000

Home Report Valuation £120,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This spacious and bright traditional stone-built first floor flat is located close to the town centre of Huntly and the local amenities. The property has been recently refurbished with the installation of a new modern fitted kitchen, white 3-piece bathroom suite with shower and new carpets and flooring have been laid throughout making this a ready to move into acquisition for a first-time buyer looking for a spacious family home. The current owners have also replaced the electric heating and the property now benefits from gas central heating and is fully double glazed. On-street parking is available at the front of the property and the stone-built shed with the grey door at the rear is exclusive to the property.

The current owner has recently had a builder undertake repairs to the front exterior of the building which involved the sealing of open cracking below and above the living room window. Repairs were also carried out to the roof. These repairs should help address any concerns which were raised in the original home report which was carried out on 20th February 2018.

ACCOMMODATION

The accommodation is a first floor flat with its own individual entrance.

ENTRANCE

A wooden door with frosted glass inset panels leads into the entrance to the property with wood effect vinyl flooring, ceiling light, overhead cupboard housing the electric meter and carpeted stairs to the main accommodation on the first floor.

UPSTAIRS HALLWAY

With fitted carpet, ceiling light, smoke alarm and radiator.

LOUNGE **3.95m x 3.75m (12'12" x 12'4")**

Bright and airy lounge with two windows, ceiling light, fitted carpet, radiator and smoke alarm. There is an alcove to one wall with glass shelf for display purposes with a shelved cupboard below and a further low level cupboard housing the gas meter.



DINING KITCHEN 2.95m x 2.92m (9'8" x 9'7")

New fitted kitchen comprising a range of fitted base units with worktop over and matching splashbacks, stainless steel sink with mixer tap and drainer, integrated Lamona electric hob and oven with stainless steel extractor fan over and integrated fridge. With wood effect vinyl flooring, window to the rear with shelf, ceiling light and radiator. There is space for a dining table and fridge freezer.



BATHROOM 2.21m x 1.72m (7'3" x 5'8")

New bathroom suite in white comprising a W.C., wash hand basin and bath with mains shower over and aqua panel splashbacks around the bath and sink areas. With frosted window to the rear, radiator, ceiling light and vinyl flooring.



LAUNDRY ROOM **1.82m x 1.25m (5'12" x 4'1")**

This room is plumbed for a washing machine. With window to the rear, ceiling light, vinyl flooring and radiator.

BEDROOM 1 **3.18m x 2.97m (10'5" x 9'9") (at widest)**

Double bedroom with window to the rear of the property, coom-ceiling, fitted carpet, radiator and ceiling light.



BEDROOM 2 **4.08m x 3.68m (13'5" x 12'1")**

Spacious master bedroom with window to the front of the property, coom-ceiling, fitted carpet, coving to ceiling, ceiling light and alcove with downlighter. A fitted double wardrobe with hanging rail and shelf over together with a shelved cupboard provides plenty of storage space.



BEDROOM 3 **2.38m x 1.98m (7'10" x 6'6")** **(L-shaped)**

With window to the front of the property, fitted carpet, ceiling light, radiator, telephone socket and hatch to **Loft** which is floored for storage.



OUTSIDE

On-street parking is available at the front of the property. There is a stone built shed in the garden at the rear belonging to the property which is indicated by the arrow on the picture below.



SERVICES

Usual mains water and drainage. Gas, electricity, satellite, broadband and telephone connections.

ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and fixtures.

Council Tax: Band A.

EPC Banding: EPC=C.

Entry: By arrangement.

Viewing: Contact our Huntly office on (01466) 792331.

Email: huntly.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Huntly office.

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, Dyce and Inverness. 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.

Reference: HUNTLY/MCD/C18

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

(01888) 563777
(01888) 563773
(01261) 818883
(01542) 833255
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS Mon-Fri 10am-4pm
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331