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**45 GREEN ROAD,
HUNTLY, AB54 8BE**



Purpose Built Top Floor Flat

- 1 Bedroom
- Lounge & Kitchen on Open Plan; Shower Room
- Fully Double Glazed & Electric Heating
- Off-Street Parking; Communal Drying Area
- Close to the A96 for Commuting

Offers over £85,000

Home Report Valuation £85,000

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TYPE OF PROPERTY

The subjects comprises a purpose built top floor flat within a mid-terraced storey block which is located close to the local amenities of Huntly and within a short distance of the main A96 Aberdeen road making this an ideal base for commuting to Inverurie, Dyce, Aberdeen, Elgin and Inverness. Internally the property has one bedroom, lounge with kitchen on an open plan basis and bathroom. The property is fully double glazed throughout and has electric panel heating. Off-street parking is provided and there is a shared drying area to the rear.

ACCOMMODATION

The accommodation is all one level and comprises:-

Entrance to the property is via the communal hallway with stairs leading to the top floor.

HALL

With fitted carpet, storage heater, and door entry system. There is a large walk-in airing cupboard housing the hot water tank, electricity meter, ceiling light and overhead clothes pulley. Hatch to **Loft**.

LOUNGE

4.82m x 3.74m (15'9" x 12'3") (at widest including bay window)

Light and airy lounge with fitted carpet, bay window to the front of the property with space for a dining table, electric heater and open plan arch providing access to the kitchen.



KITCHEN

2.99m x 1.74m (9'9" x 5'8")

Galley kitchen with fitted base and wall units with worktop space over, stainless steel sink with mixer tap and drainer, Zanussi oven with extractor fan over, window, wood effect laminate flooring, two-bulb ceiling spotlight and Dimplex wall-mounted heater. There is space for a tall fridge freezer. Plumbed for washing machine.

Returning to the main entrance hall this leads to

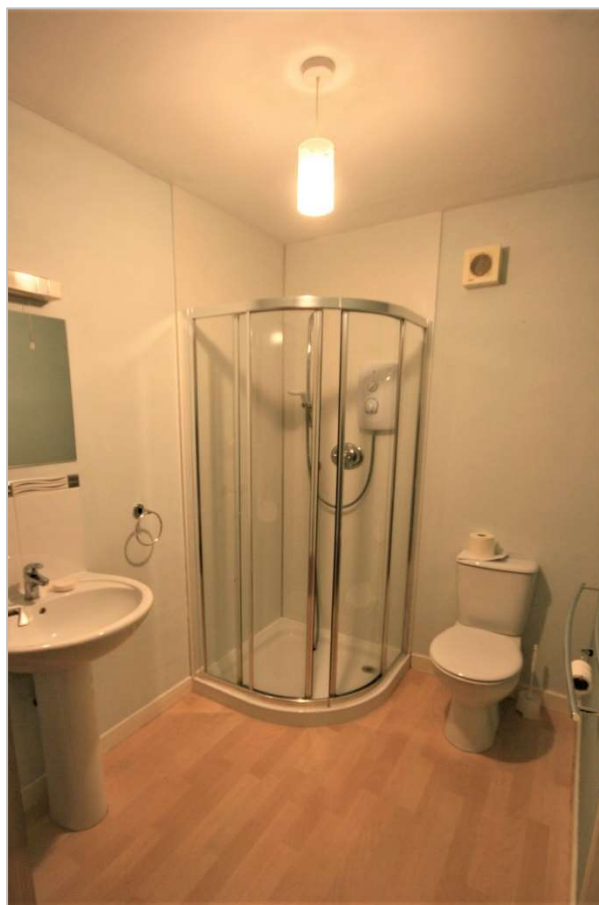
BEDROOM **3.06m x 2.74m (10' x 8'11")**

With fitted carpet, window to the front with venetian blinds and electric heater. There is a triple wardrobe with mirror doors providing plenty of hanging and shelving space.



SHOWER ROOM **2.48m x 1.74m (8'1")**

The shower room comprises a 2-piece suite of W.C. and wash hand basin in white with a shower in corner cubicle with aqua panelled walls. With vinyl flooring, ceiling light, extractor fan, mirrored bathroom cupboard and two towel rails.



OUTSIDE

To the rear of the block is a shared **DRYING AREA** with whirly gigs. There is also shared **PARKING** to the front of the building.



Communal Drying Area

SERVICES

Usual mains water and drainage. Electricity and telephone connections.

ITEMS INCLUDED

All fitted carpets and floor coverings, curtains and blinds, light fittings and fixtures. The white goods in the kitchen are included.

Council Tax: Band A. **EPC Banding:** EPC=D.
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 Airport 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, an attractive Golf Course and The Huntly Nordic Ski Centre.

Reference: HUNTLY/MCD/C20

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

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