

# STEWART & WATSON

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**2ND FLOOR FLAT, 9 THE SQUARE,  
HUNTLY, AB54 8BR**



## *Top Floor Flat in Town Centre Location*

- 2 Bedrooms
- Lounge, Kitchen & Bathroom
- Partial Electric Heating
- Large Attic Store Room Included
- Close Proximity to Bus Stop for Commuting

***Offers Over £80,000***

***Home Report Valuation £80,000***

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## TYPE OF PROPERTY

This top floor flat forms a spacious and bright living space situated in the heart of the town centre with easy access to public transport with the bus stop for the main bus service from Aberdeen to Inverness which stops in The Square beside the property, making this ideal for commuting. The property has a good-size lounge, two bedrooms, kitchen and bathroom. In addition there is a large store located at the top of the building which is included.

## ACCOMMODATION

On entering the flat the accommodation is all on one level.

Entrance to the building is off The Square through a wooden door to the left of Sami Barbers, which leads into a communal hallway with stairs leading to the second floor with wooden door.

### HALL

With wood effect vinyl flooring, two ceiling lights, coat hooks, telephone intercom system which has been disconnected, two smoke alarms and heater.

### LOUNGE **4.15m x 3.52m (13'7" x 11'7")**

Lounge with wood effect vinyl flooring, two windows with vertical blinds facing the front and side, ceiling light and smoke alarm.



Lounge

### KITCHEN **4.42m x 2.87m (14'6" x 9'5")**

The kitchen comprises a range of fitted base and wall units with worktop over and breakfast bar seating area, stainless steel sink with drainer, window to the front, two ceiling lights, smoke alarm, shelved storage area and wood effect vinyl flooring. Appliances include a washing machine, fridge and Beko oven and grill which are included.





Kitchen

**BEDROOM 1**      2.92m x 2.90m (9'7" x 9'6")

Bright room with window to the front with vertical blinds overlooking The Square and wood effect vinyl flooring.



Bedroom 1

**BEDROOM 2**                    **2.92m x 2.87m (9'7" x 9'5")**

Further bright room with window to the front with ceiling light, electric heater and wood effect vinyl flooring.

**BATHROOM**                    **2.91m x 1.98m (9'7" x 6'6")**

The bathroom comprises a white 3-piece suite of W.C., wash basin with tiled splashback and bath with Mira Sport shower over and partly tiled walls. With wood effect vinyl flooring, ceiling light, electric heater and extractor fan.



Bedroom 2



Bathroom

**STORE**                    **8.76m x 5.13m (28'8" x 16'9")**

Large floored store room located at the top of the building with skylight windows, power and light.

**SERVICES**

Mains water and drainage. Electricity & telephone connections.

**ITEMS INCLUDED**

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

**Council Tax:** Band B.

**EPC Banding:** EPC=E.

**Entry:** By arrangement.

**Viewing:** Contact our Huntly office – (01466) 792331

**Email:** [huntly.property@stewartwatson.co.uk](mailto: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, swimming and an attractive Golf Course, and the Huntly Nordic & Outdoor Centre.

**Reference:** HUNTLY/MCD/C24

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