

**HILLCREST, 14 CHURCH STREET,
HUNTLY, AB54 8AQ**



Spacious Detached Town House

- 4 Bedrooms, Bathroom & Downstairs Toilet
- Lounge, Sitting Room/Dining Room & Kitchen
- Retains Many Original Features
- In Need of Modernisation
- Well-maintained Garden & Drive for Off-Road Parking

Fixed Price – £165,000

Home Report Valuation £180,000

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TYPE OF PROPERTY

Hillcrest is a traditional detached dwelling house located in an established residential area in the centre of Huntly and within walking distance of the town centre and the local amenities. The property is spacious throughout and although in need of modernisation, would make a comfortable family home retaining many original features including the ornate decorative tiling in the entrance vestibule, the deep skirtings which can be seen throughout the property and the traditional wooden staircase. There are three good-sized bedrooms with an office which could be used as a children's bedroom if required, a bright sitting room with access to a further room at the rear which could be used as a dining room, and a separate lounge, dining kitchen and handy downstairs toilet with a family bathroom upstairs. There is a well-maintained garden to the front of the property with a tarred drive to the side providing off-road parking. Early viewing is essential to appreciate the potential of this property.

ACCOMMODATION

The accommodation is on two floors and includes:-

DOWNSTAIRS

ENTRANCE VESTIBULE

A UPVC door with frosted glass pane and frosted glass side windows leads into the entrance vestibule with decorative tiled flooring, wood panelling to walls and half glazed door to the hall.

HALL

Wide hallway with traditional staircase leading to the first floor with wooden flooring, deep skirtings, picture rail, and coat hooks. Understair cupboard housing the meters with a circular window facing the rear of the property.



Hall

SITTING ROOM 4.53m x 3.58m (14'10" x 11'8")

Bright sitting room with fitted carpet, ceiling light, large window with vertical blinds to the front, picture rail, coving to ceiling and fitted glass cupboard with shelves and cupboard below. The focal point of the room is the fire set on a tiled hearth and back panel with wooden fireplace over. An archway leading off the sitting room provides access to a further room measuring **3.61m x 2.42m (11'10" x 7'11")** which is currently being used as a downstairs bedroom but could easily be used as a dining room. With window to rear, fitted carpet, radiator, and picture rail.



Sitting Room

LOUNGE **5.65m x 3.86m (18'6" x 12'7")**

Spacious and airy lounge with fitted carpet, two ceiling lights, large window with vertical blinds to the front and window to the rear. There is a shelved alcove to the right of the gas fire with a further alcove with shelved cupboard below to the left of the fire.





Lounge

KITCHEN **6.68m x 1.85m (21'10" x 6'08")**

Galley style kitchen with a range of fitted units at floor and eye level with worktop space incorporating a stainless steel sink with mixer tap and drainer and tiled splash backs. With vinyl flooring, two windows to the side and front, radiator, ceiling strip lights, ceiling light, plumbed for washing machine, space for cooker and small dining table. Sliding doors to one end lead to a lean-to with windows, vinyl flooring and shelving. UPVC door with matwell gives access to the drive at the side of the house. A further door off the kitchen leads to a downstairs toilet.



Kitchen

TOILET **1.87m x 1.28m (6'1" x 4'2")**

Convenient downstairs toilet with wash hand basin, vinyl flooring, radiator, ceiling light, frosted window to the rear, extractor fan and double cupboard for storage.

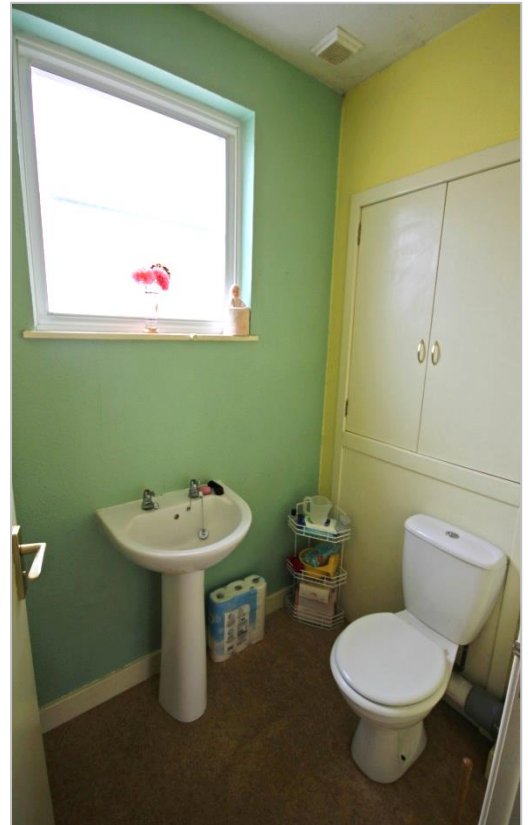
Returning to the hall carpeted stairs lead to the first floor.

UPSTAIRS

Carpeted stairs lead to the first floor landing with stained glass window at half landing with deep skirtings, fitted carpet, ceiling light, hatch to Loft and double airing cupboard housing the hot water tank.

BEDROOM 1 **3.73m x 2.47m (12'2" x 8'1")**

Spacious double bedroom with fitted carpet, ceiling light, radiator, window to the side and picture rail.



BEDROOM 2 **4.55m x 3.69m (14'11" x 12'1")**

Large double bedroom with fitted carpet, ceiling light, bay window to the front, picture rail, two radiators and cupboard with coat hooks and shelf.



Bedroom 2

OFFICE/BEDROOM 3 2.00m x 1.44m (6'6" x 4'8")

This room is currently used as an office but could be a childrens bedroom or playroom. With fitted carpet, radiator, ceiling window, and fitted shelves.

BEDROOM 4 4.20m x 3.81m (13'9" x 12'6")

Further good-sized double bedroom with fitted carpet, window to the front, radiator, ceiling light, picture rail, and cupboard for storage.



Bedroom 4

BATHROOM 3.29m x 1.80m (10'9" x 5'10")

The bathroom comprises a toilet, wash hand basin and bath with shower over and shower screen. With fitted carpet, ceiling light, radiator, tiled walls to half height, fitted mirror and frosted window with wooden shutters.



Bathroom

OUTSIDE

Hillcrest is situated in an established residential area in the centre of Huntly and is within walking distance of the town centre and local amenities. A tarred drive to the side of the house provides off-street parking with a paved path leading to the front entrance. The fully enclosed front garden is mainly in grass with borders of mature shrubs, plants and flowers with paved paths, patio seating area and further borders containing mature shrubs and plants. To the left of the main garden area is a paved patio area with washing line with mature trees at the rear. There is a wooden shed which is to stay.



Front view of house



Front Garden



Front Garden



Drive for Off-Road Parking



Patio Area

SERVICES

Usual mains water, drainage, gas, and electricity. Telephone connection available.

ITEMS INCLUDED

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

Council Tax:	Band E.	EPC Banding:	EPC=E.
Entry:	By arrangement.	Viewing:	Contact our Huntly office – (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, swimming and an attractive Golf Course, and the Huntly Nordic & Outdoor Centre.

Reference: HUNTLY/MCD/E25

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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