



60 GORDON STREET,
HUNTLY, AB54 8ES

FIXED PRICE £110,000
HOME REPORT VALUATION £115,000

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Huntly,
AB54 8ES

Fixed Price £110,000
Home Report Valuation
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- 2/3 Bedroomed Semi-Detached Dwellinghouse
- Spacious Living Room
- Dining Room/Bedroom 3
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Front & Rear Gardens with 2 Sheds
- Gas Central Heating and Double Glazing
- Within walking distance of the local shops and amenities
- Good commuter base

Viewing by appointment only
telephone Peterkins Solicitors
on (01466) 799352

Description: 60 Gordon Street is a spacious Semi-Detached dwellinghouse located in the center of the town of Huntly. The property benefits from a large Living Room, Kitchen, Dining Room/Bedroom 3, Bathroom, 2 spacious double Bedrooms and a fully floored loft accessed by a Ramsay ladder. There is also a good-sized fully enclosed front and rear gardens with 2 gardens sheds one with power and light. Early viewing is highly recommended to truly appreciate the size of the property.

Location: Huntly has a population of just over 4,500 situated on the main road and rail route between “The Granite City” of Aberdeen and Inverness. Huntly is well known for the beautiful Huntly Castle overlooking the Gordon Schools. There are a variety of leisure amenities as well as shopping facilities (including two supermarkets). The town also has a Health Centre and hospital. Primary Education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.

Directions: Travelling on the A96, Aberdeen to Inverness road to Huntly. On reaching the roundabout at Asda, take the third exit into Huntly. Follow this road, travelling straight on at the crossroads onto Gordon Street. The property is located on the right hand side and is clearly identified by a Peterkins For Sale sign.

Entrance: Front door opens up to a small hallway which provides access to the Living Room and stairs to first floor.

Living room: 14’11” x 12’4” (4.55m x 3.77m)

Spacious Living Room located to the front of the property with electric fire with wooden surround, storage and shelves and tiled hearth, built in unit which houses the fuse box and electric meter, alcove with shelves and cupboard, TV and telephone point, carpet, ceiling and wall light fitments, radiator.

Dining room/Bedroom 3: 9’8” x 8’9” (2.95m x 2.67m)

Dining Room with window to rear overlooking the garden, servicing hatch to kitchen, telephone point, carpet, ceiling light fitment, radiator.

Kitchen: 8’3” x 9’6” (2.57m x 2.89m)

Wall and base units with complementary worktops and tiled splash back, cooker, sink, undercounter fridge, window to rear, large under stair cupboard with light fitment, serving hatch to Dining Room/Bedroom 3, laminate flooring, radiator, fluorescent light.

Landing: Carpeted staircase with wooden handrails provide access to the first floor landing which gives access to bedroom 1, Bathroom and Bedroom 2. There is a fully floored loft housing the gas boiler accessed by a Ramsay ladder. Window to side provides lots of natural light, carpet, ceiling light fitment.



Bathroom: 7'9" x 5'5" (2.36m x 1.64m)

3-piece suite comprising of shower over bath with tiled splash back, WC and wash hand basin. There are 3 small vanity units, frosted window to the side, laminate flooring, radiator and ceiling light fitment.

Bedroom 1: 16'11" x 10'11" (5.15m x 3.33m)

Good-sized double bedroom, large windows to front, TV point, cupboard housing shelves, carpet, radiator, ceiling light fitment.

Bedroom 2: 9'9" x 10' 11" (2.98m x 3.34m)

Spacious double bedroom, window to rear, telephone point, built-in wardrobes with selves and clothing rails providing ample storage, radiator, carpet, ceiling light fitment.

Outside: There is a good-sized fully enclosed easily maintainable chipped stoned front garden with a path that leads to the fully enclosed child and pet friendly rear garden. The rear garden is partly laid to lawn with mature trees, a greenhouse, drying green, small garden shed and a large garden shed with power and light.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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