



FLAT 3, 53 DEVERON STREET,  
HUNTLY, AB54 8BZ

OFFERS OVER £79,000

peterkins



Flat 3,  
53 Deveron Street,  
Huntly,  
AB54 8BZ

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- 2 Bedroomed Top Floor Flat
- Open Plan Lounge & Kitchen
- Bathroom
- Electric Heating and Double Glazing throughout
- Within walking distance of the local shops and amenities
- Ideal for a first time buyer or someone looking for a buy to let investment
- Good commuter base

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

EPC: C

**Description:** Flat 3, 53 Deveron Street is a spacious top floor flat located in the heart of the town of Huntly. The property is set within easy walking distance to public transport, supermarkets, cafés, restaurants, Post Office and other local amenities. The property benefits from an spacious open plan Lounge and Kitchen, 2 good-sized Bedrooms, Bathroom and a airy hallway. Early viewing is highly recommended to 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.

**Entrance:** Access to the flat is gained by the main door. Stairs from the communal lobby leads to the upper floor landing which provides access to Flat 3. There is a good-sized storage cupboard located to the right of the flats front door providing extra storage.

**Hallway:** 11' 7" x 6' 7" (3.54m x 2m)

The wide hallway provides access to all accommodation. There is a large storage cupboard housing the water tank, fuse box, electric meter and a couple of shelves. Telephone point, intercom, carpeted flooring, ceiling light fitment and storage heater.

**Lounge:** 13' 1" x 11' 10" (3.99m x 3.60m)

Open plan Lounge with windows towards Deveron Street, archway with access to the Kitchen, TV and telephone point, vinyl flooring, ceiling light fitment and storage heater.

**Kitchen:** 9' 3" x 8' 3" (2.81m x 2.51m)

Wood effect wall and base units, complementary worktops and tiled splashback, integrated hob and built in oven, space for dishwasher and fridge/freezer, sink, window to rear, vinyl flooring and ceiling light fitment.



**Bedroom 1:** 12' 8" x 11' 8" (3.87m x 3.56m)

Good-sized double Bedroom with window towards Deveron Street, built in large wardrobe with shelf and clothing rail, carpet, ceiling light fitment and storage heater.

**Bedroom 2:** 8' x 7' 11" (2.44m x 2.41m)

Single Bedroom with window to rear, large cupboard providing ample storage, carpet, ceiling light fitment and storage heater.

**Bathroom:** 8' x 4' 6" (2.44m x 1.37m)

3-piece suite comprising of shower over bath, wash hand basin with mirror and light fitment above and WC, extractor fan, skylight to front, laminate flooring and ceiling light fitment.



After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 3 The Square, Huntly.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01466 799352. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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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Huntly

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