



62 GEORGE STREET
HUNTLY, AB54 8HJ

OFFERS OVER £95,000
HOME REPORT VALUATION £100,000

peterkins



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Home Report Valuation
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- Spacious First Floor Maisonette
- 3 Double Bedrooms
- Spacious Lounge
- Modern Kitchen
- Bathroom
- Study/Nursery
- Sections of exclusive and shared garden areas
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01466) 799352

EPC: C
Council Tax Band: B
Freehold

We are delighted to offer for sale this spacious first-floor maisonette, ideally situated in the centre of Huntly. The property is within easy walking distance of local shops, cafés, supermarkets, bus stops and a range of other amenities, making this a convenient location for everyday living.

The property offers an impressive amount of living space and comprises a large and welcoming Lounge, well-appointed modern Kitchen, modern Bathroom and three particularly spacious double Bedrooms, all of which are bright and airy and provide excellent flexibility for families, couples or those looking for additional home-working or guest space. The main Bedroom further benefits from a versatile additional room, which could be used as a Dressing Room, Home Office or Nursery. The property further benefits from gas central heating and full double glazing. To the rear, there are sections of private garden belonging to the property, along with areas of shared garden, providing a good mix of private and communal outdoor space.

A particularly spacious property in a central Huntly location, with three good-sized double bedrooms and well-proportioned living accommodation. Early viewing is recommended to fully appreciate the space this property has to offer.

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.

Hallway: A welcoming hallway providing access to the Lounge, Bathroom and Bedroom 1, with carpeted stairs leading to the upper floor. The staircase benefits from good-sized storage space below, while the upper landing gives access to Bedrooms 2 and 3.

Lounge: 14' 1" x 12' 10" (4.30m x 3.91m)

A generously proportioned and comfortable living space, with an electric fire creating a pleasant focal point. The front-facing window has useful shelving below, while two built-in alcoves provide additional character and storage, with shelving below one housing the gas meter. The room also benefits from TV and telephone points, carpeted flooring, ceiling light fitment and radiator.

Kitchen: 7' 8" x 6' 6" (2.33m x 1.98m)

A modern and well-equipped kitchen fitted with a good range of white wall and base units, complementary worktops and a purple tiled splashback. Features include a gas hob and stainless-steel sink, with a rear-facing window providing natural light. The kitchen also houses the gas boiler and benefits from laminate flooring, ceiling light fitment and radiator.

Bedroom 1: 13' 9" x 12' 9" (4.18m x 3.89m)

A particularly spacious and bright double bedroom with a front-facing window allowing plenty of natural light. The room retains some attractive features including coving and high skirting boards, and benefits from carpeted flooring, ceiling light fitment and radiator. There is also access to the versatile additional room, offering excellent flexibility for a range of uses.



Study/Nursery: 10' 2" x 7' 9" (3.09m x 2.36m)

A versatile additional room located directly off Bedroom 1, offering a multitude of potential uses to suit individual needs. This could make an ideal home office/study, nursery, dressing room, hobby space or useful storage room. The room benefits from a rear-facing window, carpeted flooring, ceiling light fitment and radiator

Bathroom: 7' 8" x 5' 3" (2.55m x 1.60m)

A well-appointed bathroom fitted with a three-piece suite comprising bath with shower over, wash hand basin with mirrored unit above and WC. There is a frosted rear-facing window with a deep windowsill, along with a towel rail and shelf. Further benefits include tiled flooring, ceiling light fitment and radiator.

Landing: The upper floor landing provides access to Bedrooms 2 and 3 and offers useful built-in storage space. There is a skylight to the rear providing natural light, along with the fuse box and electric meter. Loft hatch, carpeted flooring, ceiling light fitment and radiator.

Bedroom 2: 14' 3" x 13' 8" (4.34m x 4.16m)

A very spacious double bedroom with large front-facing windows allowing plenty of natural light into the room. The generous proportions provide ample space for a range of bedroom furniture, with carpeted flooring, ceiling light fitment and radiator.

Bedroom 3: 13' 0" x 9' 3" (3.97m x 2.82m)

Another good-sized bedroom, with a rear-facing skylight providing natural light. The room offers a comfortable space for a double bedroom, guest room or home office, and benefits from carpeted flooring, ceiling light fitment and radiator.

Outside: To the rear of the property there are **both private and shared garden areas**, offering a pleasant mix of private outdoor space and communal garden grounds. The shared section is laid mainly to lawn and provides a useful area for enjoying the outdoors.

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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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