



4 SMITH COURT,  
HUNTLY, AB54 8FX

OFFERS OVER £98,500  
HOME REPORT VALUATION £110,000

**peterkins**







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- Mid-Terraced Dwellinghouse
- 2 Double Bedrooms
- Modern Shower Room
- Spacious Living Room
- Dining Kitchen
- Fully floored loft with Ramsay ladder
- Easily maintained Front & Rear Gardens
- Gas Central Heating and Double Glazing throughout
- Residential car parking available
- Within easy walking distance of the local amenities
- Good commuter base

Viewing contact Peterkins  
(01466) 799352

**Description:** We are delighted to offer for sale this spacious Mid-Terraced Dwellinghouse located in the heart of the town of Huntly. The property is within easy walking distance to public transport, supermarket, cafés, restaurants, post office and other local amenities. The property is set over 2 floors and comprises of a spacious Living Room, Kitchen, modern Shower Room and 2 double Bedrooms. There is a easily maintainable small front and rear garden with a patio area perfect for alfresco dining and BBQ's. Early viewing is highly recommended to appreciate all that 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.

**Entrance:** Front door opens to a vestibule with window to front, carpet and a door leading to hallway which provides access to the Living Room and stairs to upper floor, carpet, ceiling light fitment, radiator.

**Living Room:** 13' 7" x 12' 10" (4.13m x 3.90m)

Spacious room with window to front, TV point, 2 large alcoves with glass shelves, coving, carpet, ceiling light fitment, radiator.

**Kitchen:** 16' 7" x 8' 1" (5.06m x 2.46m)

Well equipped Kitchen with wall and base units, complementary worktops and tiled splash back, integrated hob and built in oven, sink, space for fridge/freezer and washing machine, gas boiler, vinyl flooring, area with space for kitchen table, wood paneled walls and ceiling, carpeted flooring, large storage cupboard under stairs, telephone point, window and patio doors to rear, ceiling light fitments, radiator.

**Stairs to upper floor:** Carpeted staircase with wooden handrail lead to upper floor landing which gives access to Bedroom 1, Shower Room, Bedroom 2 and loft hatch which by a Ramsay ladder leads to a fully floored loft with small skylight, power and light. Carpet and ceiling light fitment.



**Bedroom 1:** 13' 11" x 9' 5" (4.23m x 2.86m)

Double Bedroom with large window to front providing lots of natural light, telephone point, coving, good-sized storage cupboard with window to front and internal window to landing, carpet, ceiling light fitment, radiator.

**Bedroom 2:** 12' 0" x 9' 1" (3.67m x 3.01m)

Double Bedroom with window to rear, TV point, coving, carpet, ceiling light fitment, radiator.

**Shower Room:** 7' 1" x 5' 10" (2.16m x 1.79m)

Modern 3-piece suite comprising of shower cubical, WC and hand wash basin, shaver point, wet walled, wood paneled ceiling, window to rear, ceiling light fitment, laminate flooring and radiator.

**Outside:** The property benefits from a small front garden laid with chipped stones with mature bushes and shrubs. There is also a fully enclosed child and pet friendly rear garden laid with slabs and chipped stones with a mature hedge, small shrubs and a rotary dryer. There is residential parking located to the front of the property.



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.

**peterkins**

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Huntly

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