



FLAT 2, THE GRANARY,
RICHMOND LANE, HUNTLY
AB54 8FJ

OFFERS OVER £79,999

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- Ground Floor Flat
- Spacious & Bright Open Plan Lounge & Kitchen
- 2 Good-Sized Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Great Central Location

Viewing contact Peterkins
(01466) 799352

EPC: C

Description: Flat 2, The Granary is a ground floor flat located in the heart of the town of Huntly. The flat is within easy walking distance to public transport, supermarkets, restaurants, cafés and other local amenities. The property comprises of a spacious and bright open plan Lounge and Kitchen, 2 good-sized double Bedrooms and a modern Shower Room. The property would be ideal as a first time purchase, retirement home or a buy to let investment. Early viewing is highly recommended to appreciate all that this modern ground floor flat 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: The main door provides access to the communal hallway where flat 2 can be found on the right hand side. There is a store room located just behind the communal staircase which houses the electric meter.

Front door opens up to a small hallway that provides access to the open plan Lounge & Kitchen. Built in storage cupboard plumbed for washing machine intercom.

Open Plan Kitchen & Lounge: 17' 2" x 15' 8" (5.22m x 4.77m)

Spacious and bright room with a good-sized Kitchen. Wood effect wall (fuse box found above) and base units with complementary worktops and tiled splash back, sink drainer, integrated electric hob and oven cooker hood, integrated fridge, gas boiler, laminate flooring around the Kitchen area.

Lounge with dual aspect windows letting in lots of natural light, TV and telephone point, carpet, ceiling light fittings, radiators, access to Bedroom 1, Bedroom 2 and the Shower Room.

Shower Room: 10' 0" x 6' 5" (3.06m x 1.96m)

Modern 3-piece suite comprising of a walk in shower, WC and hand wash basin with built in storage below and wall mounted mirror, glass shelf and light fitment above, extractor fan, heated towel rail, laminate flooring, downlights, ceiling light fitment.



Bedroom 1: 10' 1" x 8' 5" (3.32m x 2.57m)

Bright and airy double Bedroom with dual aspect windows, carpet, ceiling light fitment, radiator.

Bedroom 2: 10' 1" x 8' 5" (3.32m x 2.57m)

Spacious double Bedroom with dual aspect windows providing lots of natural light, carpet, ceiling light fitment, radiator.

Outside: The property benefits from on-street parking.

General: The open plan Lounge has recently been recarpeted.



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 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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