

4 STEWART LANE,
HUNTLY, AB54 8EU

OFFERS OVER £130,000
HR VALUATION £140,000

peterkins


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4 Stewart Lane,
Huntly,
AB54 8EU

Offers Over £130,000
(HR Valuation £140,000)

- Two Bedroomed Mid-Terraced Dwellinghouse
- Open Plan Kitchen and Dining Area
- Living Room
- Modern Shower Room
- Fully Enclosed Rear Garden and access to Garden Shed
- Gas Central Heating and Full Double Glazing throughout
- Within easy walking distance of the local amenities

Viewing contact Peterkins
(01466) 799352

Council Tax: B
EPC: C
Freehold

We are delighted to offer for sale this beautifully presented mid-terraced dwellinghouse, ideally situated within a well-established residential area in the heart of Huntly. The property is conveniently located within walking distance of public transport, the town's primary and secondary schools, chemist, supermarkets and a range of other local amenities.

The accommodation is thoughtfully arranged over two floors and offers a welcoming Living Room, stylish Open Plan Kitchen and Dining Area, two well-proportioned Double Bedrooms and a modern Shower Room. To the rear, the property enjoys a fully enclosed and easily maintained garden, providing an ideal outdoor space for children, pets or simply relaxing and enjoying the warmer months.

Early viewing is highly recommended to appreciate the excellent presentation and convenient location 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: The front door opens into a welcoming hallway, providing access to the Living Room, Open Plan Kitchen and Dining Area, Shower Room and stairs leading to the upper floor. The hallway benefits from tiled flooring, a ceiling cupboard housing the electric meter, ceiling light and radiator.

Living Room: 8' 6" x 12' 8" (2.62m x 3.90m)
A bright and airy reception room with a rear-facing window allowing plenty of natural light to fill the space. The room features laminate flooring, broadband point, ceiling light and radiator. A generous understairs storage cupboard, complete with lighting, provides useful additional storage.

Open Plan Kitchen and Dining Area: 20'10" x 11'8" (6.3m x 3.5m)

Kitchen: A stylish and modern kitchen fitted with a good range of white wall and base units, complemented by worktops and tiled splashbacks. The kitchen is well equipped with an integrated gas hob, cooker hood with extractor, built-in gas oven and 1.5 bowl sink and drainer. A central island with drawers and wine rack provides additional preparation space and storage, while there is also space for a washing machine, freestanding fridge/freezer and tumble dryer.
A rear-facing window provides natural light, with a cupboard housing the gas boiler and Hive thermostat. Further features include vinyl flooring, ceiling light and radiator. A door provides direct access to the rear garden.

Dining Area: A well-proportioned dining area with a large front-facing window, creating a bright and inviting space with ample room for a dining table and chairs. Two useful alcoves with shelving add character and storage, while there is also a cupboard housing the gas meter. Finished with vinyl flooring, ceiling light, TV point, telephone point and radiator.





Shower Room: 4’ 2” x 6’ 7” (1.28m x 2.04m)
A contemporary shower room featuring a modern three-piece suite comprising a built-in shower, WC and wash hand basin with wall-mounted mirrored cabinet above. The room is finished with attractive tiling to the ceiling, a frosted front-facing window, recessed spotlights and a heated towel rail.

Stairs to Upper Floor:
A carpeted staircase with attractive glass-panelled oak banister leads to the upper floor landing. The landing provides access to both bedrooms and benefits from a useful built-in storage cupboard, carpeted flooring and ceiling light.

Bedroom 1: 12’ 7” x 11’ 4” (3.87m x 3.47m)
A generously proportioned Double Bedroom with a front-facing window providing plenty of natural light. The room features a partly coombed ceiling and two good-sized storage cupboards, both providing useful access to the eaves. Finished with carpet, ceiling light and radiator.

Bedroom 2: 12’ 6” x 9’ 1” (3.84m x 2.77m)
Another well-proportioned Double Bedroom featuring skylights to both the front and rear, creating a bright and pleasant space. The room has a partly coombed ceiling, loft hatch, carpeted flooring, recessed spotlights and radiator.

Outside: The property enjoys a fully enclosed and easily maintained rear garden, making it an ideal space for children and pets. The garden is predominantly laid with paving slabs and features raised shrub beds, along with exterior lighting and power, retractable clothes line and access to a useful garden shed.

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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Huntly
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