

29A BOGIE STREET,
HUNTLY, AB54 8DX

Offers over £99,000
HR VALUATION £110,000

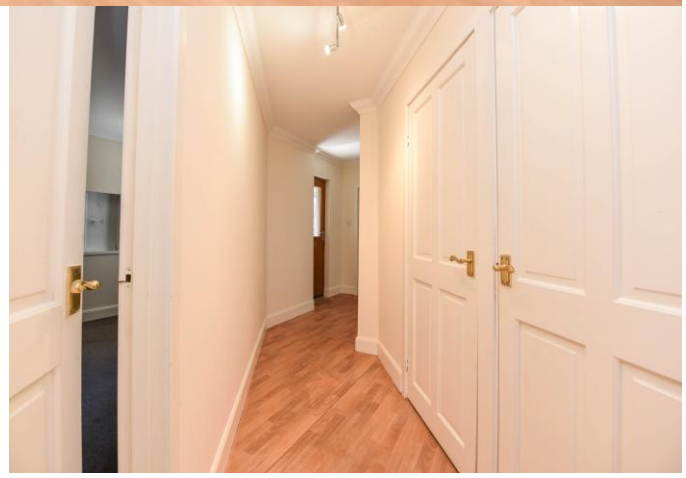
peterkins













29A Bogie Street,
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AB54 8DX

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- Spacious Two Bedroomed Ground Floor Flat
- Bright & Airy Lounge
- Kitchen
- Good-Sized Double Bedrooms
- Bathroom
- Private Roof Top Terrace Garden
- Gas Central Heating and Full Double Glazing throughout

Viewing contact Peterkins
(01466) 799352

Council Tax: B
EPC: C
Freehold

Description: Peterkins are glad to bring to market this deceptively spacious ground floor flat nestled in the hearth of the town of Huntly. This well-presented property is located within easy walking distance from public transport (railway & bus), post office, supermarkets, cafés and other local amenities. The spacious accommodation comprises a bright and airy Lounge, 2 good-sized double Bedrooms, Bathroom and a Kitchen with stairs leading to the private roof top terrace boosting lovely views of Huntly. Early viewing is highly recommended to truly 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.

Vestibule: Glass inlayed front door provides access to the vestibule which benefits from a built in storage cupboard which houses the fuse box and loft hatch, laminate flooring, ceiling light fitment, door to hallway.

Hallway: Provides access to all accommodation, 2 large storage cupboards one with shelves and second one houses the gas boiler, side door with space for recycling bins and a shared path that leads to Gladstone Road, coving, ceiling light fitment, radiator.

Lounge: 15' 9'' x 14' 10'' (4.80m x 4.53m)
Bright and airy room with large windows to front provides lots of natural light, TV and telephone point, vinyl flooring, ceiling light fitment, radiator.

Kitchen: 11' 10'' x 11' 1'' (3.60m x 3.37m)
The fully equipped Kitchen benefits from white wall and base units with complementary worktops and tiled splash back, sink drainer, integrated gas hob and electric oven, extractor fan, space for washing machine, TV point, space for kitchen table, laminate flooring, ceiling light fitment, radiator, steps leading to the back door that gives access to the staircase that leads to the roof top terrace.

Bathroom: 9' 5'' x 8' 6'' (2.87m x 2.59m)
Modern 4-piece suite comprising bath, shower cubical, WC and wash hand basin with mirror and cup holder above, towel rail, extractor fan, laminate flooring, ceiling light fitment, radiator.





Bedroom 1: 16’ 5’’ x 14’ 10’’ (5.00m x 4.53m)
Spacious double Bedroom with window to side, TV and telephone point, carpet, ceiling light fitment, radiator.

Bedroom 2: 14’ 10’’ x 13’ 3’’ (4.53m x 4.03m)
Good-sized second Bedroom with window to side, TV and telephone point, built in safe from previous commercial premises, carpet, ceiling light fitment, radiator.

Outside: The property benefits from a large private roof top terrace with lovely views of Huntly. The terrace is perfect for alfresco dining or BBQs and measures 26’ 6’’ x 18’ 10’’ (8.06m x 5.74m).

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
Tel 01466 799352 Fax 01466 792241 Email huntlypropshop@peterkins.com