



4 STEWART LANE,
HUNTLY, AB54 8EU

OFFERS OVER £140,000

peterkins



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AB54 8EU

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- 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

Description: We are delighted to offer for sale this spacious mid-terraced dwellinghouse nestled in the heart of the town of Huntly. The property is located in a well-established residential area with walking distance to public transport, the towns primary and secondary schools, chemist, supermarkets and other local amenities. The accommodation is set over 2 floors and comprises of a Living Room, Open Plan Kitchen and Dining Area, 2 Double Bedrooms and modern Shower Room. The property also benefits from a fully enclosed easily maintainable child and pet friendly rear garden. 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.

Entrance: Front door opens to the hallway that gives access to the Living Room, Open Plan Kitchen and Dining Room, Shower Room and stairs to the upper floor. Ceiling cupboard housing electric meter, tiled flooring, ceiling light fitment and radiator.

Living Room: 8' 6" x 12' 8" (2.62m x 3.90m)

Bright and airy room with window to rear providing lots of natural light, ceiling light fitment, laminate flooring, broadband point and radiator. Large understairs storage cupboard with light.

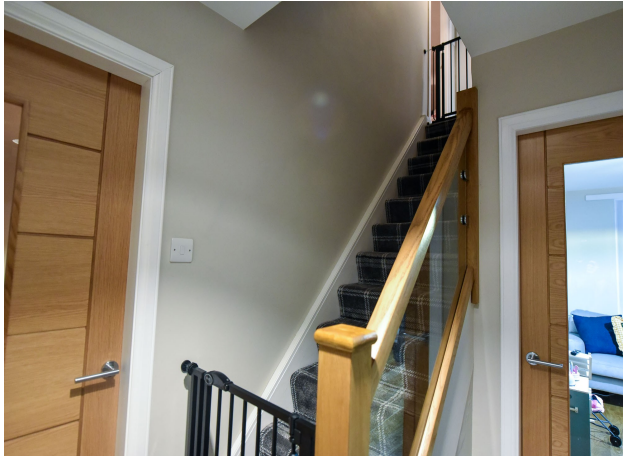
Open Plan Kitchen and Dining Area:

Kitchen: 13' 7" x (4.17m x) Modern Kitchen with white wall and base units, complementary worktops and tiled splash back, integrated gas hob, cooker hood with extractor fan, built in gas oven, 1.5 sink drainer, island with drawers and wine rack, space for washing machine, free-standing fridge/freezer and tumble dryer. Window to rear, cupboard housing Gas Boiler fitted with Hive Thermostat, vinyl flooring, ceiling light fitment and radiator. Door providing access to rear Garden.

Dining Area: 11' 5" x 11' 5" (3.50m x 3.50m) Good-sized room with large window to front, ample space for a dining table, 2 alcoves with shelving, cupboard housing gas meter, vinyl flooring, ceiling light fitment, TV point, Telephone point and radiator.

Shower Room: 4' 2" x 6' 7" (1.28m x 2.04m)

Modern 3-piece suite comprising built in shower, WC and hand wash basin with wall mounted mirrored cabinet above. Tiled to ceiling, frosted window to front, spotlights and heated towel rail.



Stairs to Upper Floor: Carpeted staircase with glass panelled oak banister leading to upper floor landing with built-in storage cupboard, giving access to Bedroom 1 and Bedroom 2. Carpet and ceiling light fitment.

Bedroom 1: 12' 7" x 11' 4" (3.87m x 3.47m)

Large Double Bedroom with window to front, partly coombed ceiling, 2 good-sized storage cupboards giving access to the eaves carpet, ceiling light fitment and radiator.

Bedroom 2: 12' 6" x 9' 1" (3.84m x 2.77m)

Good-sized Double Bedroom with skylights to front and rear, partly coombed ceiling, loft hatch, carpet, spotlights and radiator.

Outside: The property benefits from a fully enclosed easily maintainable child and pet friendly rear garden laid in slabs with raised shrub beds. Exterior power and light, retractable clothes line. Access to 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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