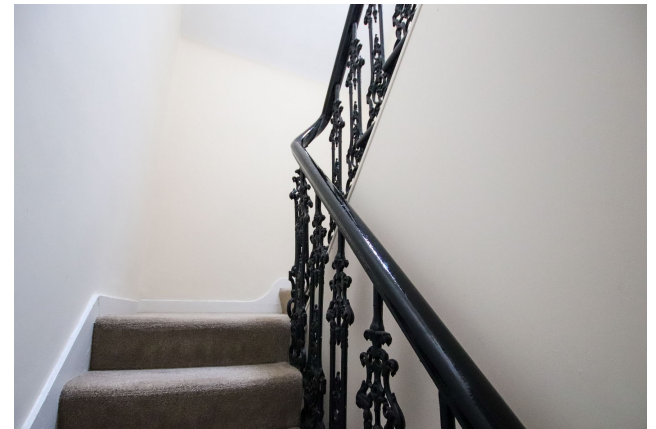




24A DUKE STREET,
HUNTLY, AB54 8DL

OFFERS OVER £65,000

peterkins



24a Duke Street,
Huntly,
AB54 8DL

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- Two Bedroomed First Floor Flat
- Spacious Lounge
- Kitchen
- Modern Bathroom
- Good-Sized Double Bedrooms
- Electric Heating and Single Glazing throughout
- Within easy walking distance of the local amenities

Viewing contact Peterkins
(01466) 799352

Council Tax: A
EPC: G
Freehold

Description: Peterkins are delighted to offer for sale this spacious first floor flat nestled in the heart of the town of Huntly. The flat is located within walking distance from public transport, supermarkets, chemist, cafés and other local amenities. The spacious accommodation is set over 2 floors and comprises a bright and airy Lounge, spacious Kitchen, modern Bathroom and 2 good-sized double Bedrooms. There is a shared garden located to the rear of the property. Early viewing is highly recommended to truly appreciate the size of this spacious first floor flat.

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: A blue colored door from Duke Street gives access to a shared alleyway that leads to the rear garden and to the staircase which provides access to flat 24 and 24a Duke Street.

Hallway: The front door opens to the hallway which provides access to the Kitchen, Lounge, Bathroom and stairs to upper floor. Carpet, storage heater, coat hooks, high skirting boards, ceiling light fitment, coving.

Lounge: 15' 1" x 14' 5" (4.67m x 4.42m)

Bright and airy room with windows to front, fire place with decorative surround, iron mantel piece and stone hearth, TV and telephone point, alcove with shelves with storage cupboard below which houses the fuse box and electric meter, storage heater, vinyl flooring, ceiling light fitment, coving, high skirting boards.

Kitchen: 8' 0" x 11' 9" (2.45m x 3.6m)

Wall and base units with complementary worktops, mosaic tiled splash back, integrated hob, built in oven, sink drainer, space for washing machine and undercounter fridge with freezer box, window to rear, vinyl flooring, high skirting boards, ceiling light fitment, storage heater,

Bathroom: 9' 5" x 5' 7" (2.86 x 1.71m)

Modern 3-piece suite comprises shower over bath, WC and hand wash basin with built in storage below, heated towel rail, anti-slip vinyl flooring, ceiling light fitment.



Stairs to upper floor: Carpeted staircase with decorative wooden banister lead to the upper floor landing which gives access to Bedroom 1 and Bedroom 2. Skylight to rear, carpet, loft hatch, ceiling light fitment.

Bedroom 1: 16' 2" x 15' 2" (4.93m x 4.65m)

Spacious double Bedroom with window to front, carpet, ceiling light fitment, storage heater, high skirting boards.

Bedroom 2: 14' 0" x 10' 4" (4.39m x 3.16m)

Good-sized double Bedroom with window to rear overlooking the garden, built in cupboard houses the water tank, carpet, storage heater, ceiling light fitment, high skirting boards.

Outside: The flat benefits from a garden shed and a shared rear garden mainly laid to lawn.



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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Huntly

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