



19 ALEXANDER DRIVE,
HUNTLY, AB54 8NZ

OFFERS OVER £130,000

peterkins



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- Mid-Terraced Dwellinghouse
- Bright & Airy Lounge
- Spacious Dining Kitchen
- Three Good-Sized Bedrooms
- Modern Family Bathroom
- Fully Enclosed Front and Rear Gardens
- Single Garage located near the property
- Gas Central Heating and Full Double Glazing throughout

Viewing contact Peterkins
(01466) 799352

Council Tax: C
EPC: C
Freehold

Description: 19 Alexander Drive is a deceptively spacious mid-terraced dwellinghouse nestled in a well-established residential area of the town of Huntly. The property is located within walking distance from the town's primary and secondary schools, supermarkets, public transport, chemist, cafés and other local amenities. The spacious accommodation is set over 2 floors and comprises a bright and airy Lounge, spacious Dining Kitchen, 3 good-sized Bedrooms and a modern family Bathroom. There is a fully enclosed child and pet friendly front and rear gardens and a single garage located nearby. Early viewing is highly recommended to truly appreciate the size of this spacious property.

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 Vestibule. Laminate flooring, coat hooks, ceiling light fitment, glass panelled door to hallway, storage cupboard houses fuse box, electric meter and shelves.

Hallway: Provides access to the Dining Kitchen, Lounge and stairs to upper floor. Laminate flooring, ceiling light fitment, radiator, storage under stairs with wall mounted shelves.

Lounge: 16' 6" x 12' 9" (5.03m x 3.89m)

Bright and airy room with windows to front, TV and telephone point, ceiling light fitment, coving, 2 x wall mounted shelves, laminate flooring, radiator.

Dining Kitchen: 19' 2" x 10' 0" (5.85m x 3.05m)

Spacious Dining Kitchen with ample wall and base units, complementary worktops, tiled splash back, integrated hob, cooker hood, 1.5 sink drainer, built in oven and microwave, integrated fridge/freezer, space for washing machine and tumble dryer, windows to rear, back door, storage cupboard houses gas boiler, wall mounted shelf, space for kitchen table, ceiling light fitments, laminate flooring, radiator.

Stairs to upper floor: Carpeted staircase lead to upper floor landing which gives access to Bedroom 1, family Bathroom, Bedroom 2 and Bedroom 3. Carpet, ceiling light fitment, storage cupboard houses shelves, loft hatch which leads to a partially floored loft with power and light.



Bedroom 1: 13' 7" x 11' 1" (4.13m x 3.38m)

Master Bedroom with window to front, TV and telephone point, built in double wardrobe, carpet, ceiling light fitment, radiator.

Bathroom: 7' 2" x 6' 0" (2.18m x 1.84m)

Modern white 3-piece suite comprises shower over P-shaped bath, WC and hand wash basin, heated towel rail, frosted large window to rear, tiled to dado level, downlights, vinyl flooring.

Bedroom 2: 11' 0" x 10' 8" (3.35m x 3.24m)

Spacious double Bedroom with window to rear, built in double wardrobe, 2 x wall mounted shelves, carpet, ceiling light fitment, radiator.

Bedroom 3: 9' 8" x 8' 3" (2.95m x 2.52m)

Good-sized single Bedroom with window to front, TV point, ceiling light fitment, radiator, carpet, built in large storage cupboard with shelves.

Outside: The property benefits from a fully enclosed child and pet friendly front and rear gardens. The front garden is mainly laid to lawn with a large hedge, flower verge and slabbed pathway which leads to the front door. The rear garden benefits from a garden shed, rotary dryer and a patio area perfect for BBQs and alfresco dining. There is a single garage and on-street parking available.

General: Curtains, curtain poles, white goods, radiator covers and 2 wall mounted shelves in the Lounge are not included in the sale. Blinds, ceiling light fitments and all other wall mounted shelves are included in the sale.

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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