



77 SCOTT DRIVE,  
HUNTLY, AB54 8RF

OFFERS OVER £135,000

peterkins



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AB54 8RF

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- Semi-Detached Dwellinghouse
- Bright & Airy Living Room
- Kitchen
- Downstairs Shower Room
- Three Good-Sized Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Driveway with Single Garage
- Gas Central Heating and Full Double Glazing

Viewing contact Peterkins  
(01466) 799352

Council Tax: B  
EPC: D  
Freehold

**Description:** 77 Scott Drive is a deceptively spacious semi-detached dwellinghouse nestled in a quiet and peaceful cul-de-sac location. The property is within walking distance from the town's primary and secondary schools, public transport, supermarkets, post office, cafés and other local amenities. The spacious accommodation is set over 2 floors and comprises a bright and airy Living Room, Kitchen, 3 good-sized Bedrooms, family Bathroom and a Shower Room. There is a front and an easily maintainable rear garden laid in slabs and chipped stones with a garden shed, summerhouse and single garage, all 3 with power and light. There is also a large driveway to accommodate several vehicles. 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 Vestibule. Carpet, ceiling light fitment, storage cupboard houses the gas boiler and wall mounted shelves, glass door to hallway.

**Hallway:** Provides access to the Living Room, Kitchen, rear hall and stairs to upper floor. Telephone point, carpet, ceiling light fitment, radiator, built in storage under stairs.

**Living Room:** 13' 0" x 12' 7" (3.96m x 3.84m)

Bright and airy room with picture window to front which provides a lot of natural light, TV point, carpet, ceiling light fitment, radiator.

**Kitchen:** 12' 11" x 11' 6" (3.94m x 3.50m)

Wall and base units, complementary worktops with tiled splash back, 1.5 sink drainer, space for cooker, washing machine, dishwasher and fridge, TV and telephone point, window to rear, space for kitchen table, fluorescent light fitment, carpet and laminate flooring, radiator.

**Rear Hall:** Back door, carpet, access to Shower Room and hallway.

**Shower Room:** 8' 8" x 3' 5" (2.65m x 1.05m)

3-piece suite comprises a built in shower, WC and hand wash basin with vanity unit above, small frosted window to rear, laminate flooring, ceiling light fitment, radiator.



**Stairs to upper floor:** Carpeted staircase with wooden hand rail lead to upper floor landing which gives access to Bedroom 1, family Bathroom, Bedroom 2 and Bedroom 3. Carpet, ceiling light fitment, loft hatch, large walk in storage cupboard with wall mounted deep shelves and clothes rail.

**Bedroom 1:** 12' 7" x 11' 7" (3.84m x 3.52m)

Master Bedroom with window to front, carpet, ceiling light fitment, radiator.

**Bathroom:** 6' 2" x 6' 0" (1.89m x 1.84m)

3-piece suite comprising a bath, WC and hand wash basin with wall mounted shelf above with cup and soap holder, corner vanity unit, frosted window to rear, laminate flooring, ceiling light fitment, radiator.

**Bedroom 2:** 12' 7" x 11' 8" (3.84m x 3.55m)

Good-sized double Bedroom with window to rear overlooking the garden, carpet, ceiling light fitment, radiator, built in single wardrobe with shelves.

**Bedroom 3:** 8' 8" x 8' 5" (2.63m x 2.57m)

Single Bedroom with window to front, carpet, ceiling light fitment, radiator.

**Outside:** The property benefits from a landscaped front garden with bushes, shrubs, plants and a flower verge. The easily maintainable rear garden is laid in slabs and chipped stones with a drying green, garden shed, summerhouse and single garage all 3 benefitting from power and light. There is a large driveway to accommodate several vehicles.

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](mailto: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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