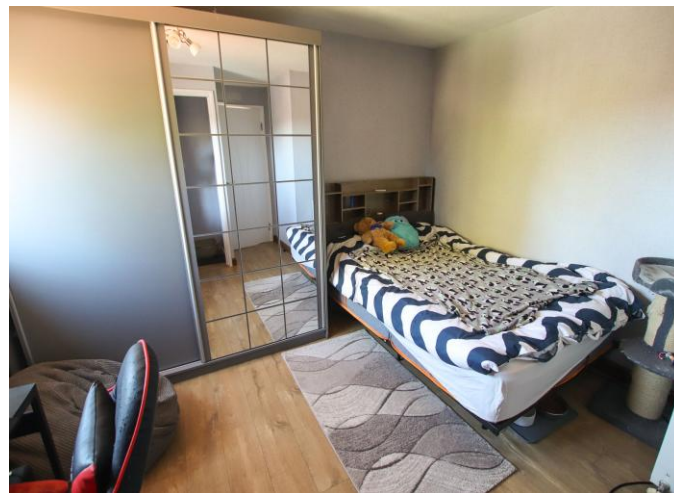
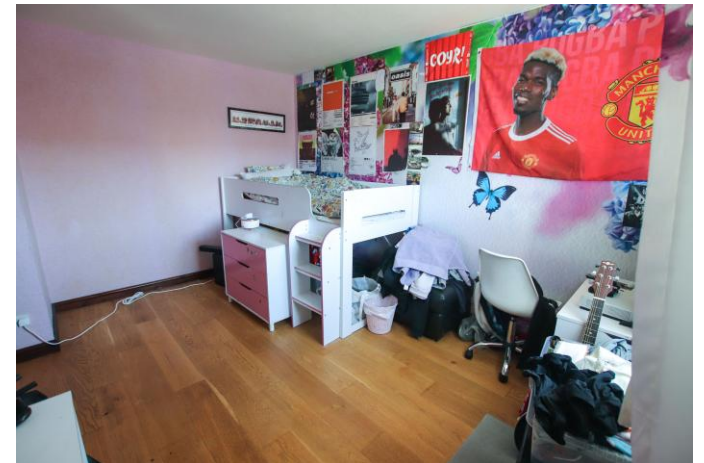




75 SCOTT DRIVE
HUNTLY, AB54 8RF

OFFERS OVER £135,000

peterkins



75 Scott Drive,
Huntly,
AB54 8RF

Offers Over £135,000

- Semi-Detached Dwellinghouse
- Bright & Airy Living Room
- Large Dining Kitchen
- Modern Family Bathroom
- Three Good-Sized Bedrooms
- Downstairs W.C.
- Front and Rear Gardens
- Gas Central Heating and Full Double Glazing

Viewing contact Peterkins
(01466) 799352

Council Tax: B
EPC: C
Freehold

Description: Peterkins are delighted to offer for sale this modern semi-detached dwellinghouse located on a quiet street in a well-established residential area in the town of Huntly. The property is set within walking distance from public transport, the towns primary and secondary schools, supermarkets, cafés and other local amenities. The property comprises of a modern Dining Kitchen, spacious Lounge, 3 Bedrooms, modern Bathroom and downstairs WC. There is a fully enclosed child and pet friendly rear garden with a large garden shed and front garden laid to lawn with a flower verge. Early viewing is highly recommended to truly appreciate all that this modern 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 vestibule with laminate flooring, downlights, and a walk in in storage cupboard that houses wall mounted shelves, coat hooks and light fitment, door to hallway.

Hallway: Provides access to the Lounge, Dining Kitchen, downstairs WC, stairs to upper floor and to the back door. Laminate flooring, storage under stairs, ceiling light fitments, radiator, built in storage cupboard houses the fuse box and electric meter.

Lounge: 12' 8" x 12' 7" (.85m x 3.83m)

Spacious Lounge with large picture window to front providing lots of natural light, TV and telephone point, laminate flooring, ceiling light fitment, radiator.

Dining Kitchen: 12' 10" x 12' 3" (3.90m x 3.83m)

Modern grey gloss kitchen fitted 2024 with ample wall and base units which provides lots of storage, complementary worktops, wet wall splash back, sink drainer, built in oven and microwave, space for fridge/freezer and washing machine, breakfast bar with space for 6, integrated hob, extractor fan, window to rear, integrated fridge/freezer and dishwasher, downlights, vertical radiator, laminate flooring.

Downstairs WC: 5' 0" x 3' 5" (1.52m x 1.03m)

2-piece suite comprising WC and hand wash basin with built in storage below, wet walls, heated towel rail, small frosted window to rear, wall mounted mirror, downlights, laminate flooring.



Stairs to upper floor: Staircase lead to upper floor landing which gives access to Bedroom 1, Bedroom 2, Bathroom and Bedroom 3. Laminate flooring, ceiling light fitment, loft hatch, large built in walk in storage cupboard houses the gas boiler, wall mounted shelves and light fitment.

Bedroom 1: 13' 3" x 9' 11" (4.04m x 3.01m)

Spacious double Bedroom with window to front, laminate flooring, ceiling light fitment, radiator.

Bedroom 2: 12' 8" x 12' 3" (3.85m x 3.73m)

Good-sized double Bedroom with window to rear overlooking the garden, large built in storage cupboard with shelves, ceiling light fitment, laminate flooring, radiator.

Bedroom 3: 8' 2" x 7' 1" (2.49m x 2.15m)

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

Bathroom: 6' 3" x 6' 0" (1.91m x 1.82m)

Modern 3-piece suite comprising shower over bath, WC and hand wash basin with built in storage below, frosted window to rear, wet walls, heated towel rail, downlights, laminate flooring.

Outside: The property benefits from a front garden mainly laid to lawn with a flower verge and slabbed pathway leading to the front door. There is also a fully enclosed child and pet friendly rear garden with a large garden shed. On-street parking. Gas meter is located on the side of the property.

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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Huntly

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