



7 CASTLE STREET,
HUNTLY, AB54 8BP

OFFERS OVER £165,000

peterkins



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- Bright and Airy Lounge
- Modern Kitchen Dining
- Three Double Bedrooms
- Shower Room
- Bathroom Ensuite
- Utility Room
- Parking
- Central Location

Viewing contact Peterkins
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Council Tax: C
EPC: F
Freehold

Description: We are delighted to bring to the market this impressive **three-bedroom executive apartment**, ideally located in the heart of Huntly, with a range of local amenities right on the doorstep. **Recently refurbished throughout**, the property offers bright, spacious and well-proportioned accommodation arranged over two floors.

On entering, you are welcomed by a bright entrance hallway which leads to an inner hall providing access to a generously sized ground-floor bedroom, utility room and convenient WC. From the entrance hallway, a staircase leads to the upper floor, which provides access to the remaining accommodation. The property further benefits from a **modern electric heating system**, with contemporary electric radiators installed throughout, each featuring **individual thermostat controls** to provide efficient room-by-room control. The upper floor opens into a spacious lounge which flows into the dining kitchen, creating a sociable and comfortable living space ideal for both everyday living and entertaining. The principal bedroom benefits from its own en-suite bathroom, while a further double bedroom enjoys the added advantage of a large walk-in cupboard. Completing the accommodation is a modern shower room and a useful box room. The addition of a glazed partition allows natural light to flow through from the lounge into the box room, creating a bright and adaptable space that could be utilised as a home office. To the rear of the property is a private garden area offering a blank canvas for prospective purchasers. The space presents an excellent opportunity for the new owner to landscape and develop the garden to suit their own preferences and needs. With its spacious layout and convenient town centre location, this apartment is sure to appeal to a variety of buyers.

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: Entered through a partially glazed side door, this bright and generously proportioned entrance hall benefits from an abundance of natural light from a side-facing window. The hall features carpeted flooring, a staircase leading to the upper floor, access to the inner hallway, and a smoke detector. A useful storage cupboard provides additional storage space and houses the fuse board.

Downstairs Bedroom: 12’5” x 9’8”

Accessed from the inner hallway, this well-proportioned downstairs bedroom enjoys plenty of natural light from two windows. The room benefits from ample power points, a long radiator positioned beneath the windows, and fitted carpet flooring.

Utility Room: 6’7” x 7’5”

Modern utility room fitted with a range of base units, an oak-effect worktop, and a stainless steel sink. The room benefits from herringbone-effect vinyl flooring, space and plumbing for a washing machine and tumble dryer, and two windows providing natural light. Additional features include a radiator, a rear door leading to the garden, and convenient access to the WC.

WC: 3’1” x 5’8”

Completing the down stairs accommodation is the handy ground-floor WC fitted with a modern two-piece suite comprising a wash hand basin and WC. The room benefits from herringbone-effect flooring, a radiator, and two windows providing natural light.

Lounge: 15’9” x 11’5”

Spacious lounge benefiting from a bay window overlooking the front of the property, allowing plenty of natural light to flood the room. The lounge features a long radiator, ample power points, and a TV point. Partially open plan to the kitchen, the room provides an excellent space for everyday living and entertaining. A glazed partition overlooks the box room/home office, helping to maximise the flow of natural light between the rooms.



Kitchen: 2'7" x 11'9"

Modern dining kitchen fitted with a range of base units, complemented by oak-effect worktops and a composite 1.5 bowl sink. The room features herringbone-effect flooring, an eye-level oven and microwave, a five-ring hob with extractor hood above, and ample workspace. There is plenty of space for a dining table, making this an ideal area for both everyday.

Bedroom 1: 9'4" x 15'4"

Spacious principal bedroom benefiting from two windows providing natural light. The room features fitted carpet, a radiator, a central ceiling light, and ample power points. A door leads directly into the en-suite bathroom.

Bathroom Ensuite: 7'7" x 10'2"

Modern en-suite bathroom fitted with a three-piece suite comprising a wall-hung wash hand basin with vanity unit, WC, and bath with an electric shower and shower screen above. The room benefits from a skylight providing natural light and is finished with carpet flooring.

Bedroom 2: 13'2" x 8'9"

A further spacious double bedroom benefiting from a large walk-in cupboard providing excellent storage. The room retains character with an original feature fireplace and also benefits from a side-facing window, radiator, and ample space for freestanding furniture.

Shower room: 7'8" x 5'7"

Handy shower room fitted with a modern two-piece suite comprising a wash hand basin and WC, together with a square shower enclosure housing an electric shower.

Box Room: 5'7" x 6'9"

Well-positioned box room making excellent use of the available space. The room benefits from a glazed partition overlooking the lounge, allowing natural light to flow through, and features fitted carpet and a radiator. An ideal space for use as a home office, study, or additional storage area.

Outside:

To the front of the property is space for parking for two vehicles. To the rear, there is a private garden area which offers a blank canvas for the new owner, providing the opportunity to design and landscape the space to suit their own requirements and preferences.



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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