25-27 DEVERON STREET,
HUNTLY, AB54 8BY

OFFERS OVER £110,000

HR VALUATION £115,000

peterkins

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Huntly,
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- Spacious Lounge
- Kitchen Dining
- Three Double Bedrooms
- Bathroom
- Within walking distance of the local shops and amenities
- Gas Central Heating
- Good commuter base

Viewing contact Peterkins
(01466) 799352

Council Tax: D
EPC: D
Freehold

We are delighted to present to the market this spacious three-bedroom property, ideally located in the heart of Huntly and within easy walking distance of a wide range of local amenities. Set over two floors, the property offers bright and generously proportioned accommodation and represents an excellent investment opportunity, being offered for sale with a sitting tenant in place.

The accommodation comprises a welcoming entrance hall with useful understairs storage, a bright and spacious lounge with two large windows allowing an abundance of natural light, and a well-appointed dining kitchen fitted with a good range of base and wall units, with access to the courtyard.

A carpeted staircase leads to the first floor, where there are two generous double bedrooms, one benefiting from built-in wardrobes, together with a third bedroom also offering built-in storage. The family bathroom is fitted with a white suite and features a separate shower enclosure. A traditional pulley maid and a window on the half landing add further character and charm to this appealing home.

Externally, the property enjoys access to a shared courtyard, providing outdoor space for residents.

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: Entering through a wooden external door, you are welcomed into a spacious hallway providing access to the lounge, kitchen, and staircase leading to the first floor. A generous walk-in cupboard beneath the stairs offers ample storage space, making it ideal for coats, shoes, and household items.

Living room: 13’4” x 14’2” (4.06 m × 4.32 m)
The spacious lounge enjoys two windows overlooking the street, allowing excellent natural light. The room has been recently fitted with new carpet and benefits from a radiator, TV points, and a central ceiling light.

Kitchen: 14’6” x 12’2” (4.42 m × 3.71 m)
A further spacious room, the kitchen dining room benefits from ample base and wall units. Vinyl tile effect flooring and an external door leading to the courtyard. Electric oven, ceramic hob, stainless steel sink under window looking

Bedroom 1: 7’8” x 12’3” (2.34 m × 3.73 m)
Bedroom 1 overlooks the front of the property and is a spacious room offering ample space for a range of bedroom furniture. Further features include fitted carpet and a radiator.

Bedroom 2: 13’3” x 9’0” (4.04 m × 2.74 m)
Bedroom 2 also overlooks the front of the property and benefits from a built-in wardrobe. Further features include a front-facing window, a radiator, and fitted carpet.

Bedroom 3: 11’8” x 7’5” (3.56 m × 2.26 m)
The third bedroom is situated on the opposite side of the hallway and offers ample space for a range of bedroom furniture. Features include a two, double built-in wardrobes and useful alcove shelving. Further benefits include windows to both the front and rear, a radiator, and fitted carpet.

Bathroom: 6’8” x 8’5” (2.03 m × 2.57 m)
Completing the internal accommodation is the well-appointed family bathroom, fitted with a three-piece suite and a separate recessed shower enclosure. Further features include vinyl flooring, a radiator, and a frosted window to the rear, providing both natural light and privacy.

Outside: A lock-block courtyard is accessed via double gates beneath an archway from the main street, providing a private and enclosed outdoor space with ample room for potted plants.

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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