



19 SCOTT COURT,  
HUNTLY, AB54 8PG

OFFERS OVER £120,000

peterkins



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- Well- Proportioned Lounge
- Modern Kitchen
- Two Double Bedrooms
- Stylish Shower Room
- Close to Local Amenities
- Gas Central Heating
- Double Glazing
- Popular Residential Area

Viewing contact Peterkins  
(01466) 799352

Council Tax: B  
EPC: C  
Freehold

**Description:** We are delighted to bring to the market this lovely two-bedroom mid-terraced home, located in a popular residential area in the town of Huntly and within easy reach of local schools and amenities.

The bright and well-presented accommodation is spread over two floors. On the ground floor, there is an entrance vestibule, a spacious hallway with useful understairs storage potential, a comfortable lounge, a modern fitted kitchen, and a rear porch with a large utility/storage cupboard. Upstairs, the property offers two generous double bedrooms, both with built-in wardrobes, along with a modern shower room. The home further benefits from gas central heating and double glazing throughout.

Outside, the front and rear gardens have been beautifully maintained and are filled with a variety of plants and shrubs, creating a lovely outdoor space to enjoy. This is a fantastic opportunity for first-time buyers, young families, or those looking to downsize.

**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 partially glazed front door, you are welcomed into a bright entrance vestibule. There is ample space for coats, shoes, and additional storage if desired. Features include attractive wooden flooring and a further glazed door leading into the inner hallway, allowing natural light to flow through the space.

**Hall:** The welcoming hallway provides access to the lounge and kitchen, with a staircase leading to the first floor. There is useful space beneath the stairs which offers excellent storage potential or could be utilised to suit the purchaser's individual needs. Features include wooden flooring, a radiator, power points, and a smoke detector.

**Living room:** 11'1" x 13'5" (3.38m x 4.09m)

The bright and welcoming lounge enjoys views over the front of the property through a large picture window, which allows an abundance of natural light to flood the room. Features include wooden flooring, a single ceiling light, a smoke detector, ample power points, and a radiator.

**Kitchen:** 11'7" x 8'5" (3.53m x 2.57m)

The modern kitchen is fitted with a range of base and wall units, complemented by coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, electric oven, and overhead extractor hood. A 1.5-bowl stainless steel sink is positioned beneath a large picture window overlooking the rear garden, allowing plenty of natural light into the room. Recessed ceiling lighting above the sink adds to the bright and contemporary feel. The kitchen also benefits from a fitted breakfast bar and a large pantry cupboard, providing excellent storage and dining space. Further features include tiled flooring, which continues through to the rear porch, and a radiator.



#### Rear Porch: 5'5" x 5'6" (1.65m x 1.68m)

The spacious rear porch provides direct access to the rear garden and houses the gas boiler, along with plumbing for a washing machine. Features include tiled flooring and a ceiling light. A particular feature of this area is the large utility/storage cupboard, measuring 5'5" x 4'9" (1.65m x 1.45m). Fitted with lighting and shelving, this versatile space offers excellent storage and has the potential to be utilised in a variety of ways to suit the purchaser's needs

#### Bedroom 1: 10'5" x 14'3" (3.18m x 4.34m)

This spacious double bedroom enjoys views over the front of the property and benefits from a useful walk-in storage cupboard, providing excellent additional storage space. Features include a fitted carpet, radiator, and a single ceiling light.

#### Bedroom 2: 11'7" x 9'8" (3.53m x 2.95m)

A further spacious double bedroom enjoying pleasant views over the playing field to the rear of the property. The room benefits from a double built-in wardrobe, providing excellent storage space. Features include wooden flooring, a radiator, and a single ceiling light.

#### Shower Room: 5'8" x 7'4" (1.73m x 2.24m)

Completing the accommodation is the recently upgraded shower room, finished with modern aqua paneling, ceiling paneling, and vinyl flooring. The room features a large walk-in style shower with a partial screen, a contemporary two-piece white suite comprising a WC and wash hand basin, and a chrome heated towel rail.

**Outside:** The front garden is attractively laid with slabs and decorative chip stones, complemented by a variety of mature shrubs. To the rear, a paved pathway leads to the garden shed and provides access around the neighboring property, offering added convenience for bin collection. The garden is mainly laid to lawn with mature shrubs and plants bordering the boundaries, while high-level fencing to the side and rear provides a good degree of privacy.

Please note that a modern Bosch fridge freezer and washing machine 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](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

Tel 01466 799352 Fax 01466 792241 Email [huntlypropshop@peterkins.com](mailto:huntlypropshop@peterkins.com)