



68 Depot Road, Huntly,
AB54 8JZ

OFFERS OVER £125,000

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- Spacious Lounge
- Good size Kitchen
- Three Bedrooms
- Shower Room
- Newly install UVPC windows and doors
- Solar Panels
- Two Garden Sheds
- Close to local amenities

Viewing contact Peterkins
(01466) 799352

Council Tax: B
EPC: B
Freehold

We are delighted to present for sale this three-bedroom mid-terraced dwellinghouse, ideally situated within a popular residential area of Huntly, conveniently located close to local schools and a wide range of amenities. The bright and well-proportioned accommodation is arranged over two floors and currently undergoing renovations. The ground floor comprises a welcoming entrance hallway, a spacious inner hall with a useful storage cupboard offering potential for a variety of uses, a comfortable lounge featuring contemporary acoustic panelling, and a well-presented kitchen. The ground floor is further complemented by stylish oak veneer internal doors, adding a contemporary finish throughout this level. On the upper floor, the property offers three bedrooms, one of which benefits from built-in wardrobes, together with a spacious shower room.

Further enhancing the home are newly installed gas central heating, newly fitted double glazing throughout, replacement front and rear doors, and the added benefit of solar panels, helping to improve the property's energy efficiency. Externally, the property enjoys low-maintenance front and rear gardens, providing an ideal outdoor space with minimal upkeep.

This is a fantastic opportunity for a purchaser to create a home tailored to their own tastes. While some areas of the property are currently undergoing renovation, this offers the new owner the chance to complete the works to their own specification and put their own stamp on the property.

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: A uPVC entrance door provides access to the welcoming hallway, which in turn leads to the lounge and first-floor accommodation. There is also the added benefit of a deep storage cupboard.

Living room: 20'10" x 11'8" (6.36m x 3.56m) approx.

A bright and spacious lounge benefiting from dual-aspect windows, allowing an abundance of natural light to flood the room. A full-length fitted low-level cabinet provides useful storage and is complemented by contemporary acoustic paneling, creating an attractive feature wall. The room has been fully re-plastered throughout. Additional features include a radiator, ceiling light fitting, and fitted blinds.

Kitchen: 11'7" x 10'10" (3.55m x 3.31m) approx.

A good-sized kitchen fitted with a range of base and wall units complemented by coordinating worktops and splashbacks. A stainless steel sink is positioned beneath a picture window overlooking the rear garden. The kitchen is equipped with a built-in oven and ceramic hob, with additional space for free-standing appliances. Further features include vinyl flooring, a radiator, fitted blinds, and a ceiling light fitting.



(First Floor)

Stairs lead to the first-floor landing, which features a ceiling light, and hatch providing access to the loft.

Bedroom 1: 14'4" x 8'8" (4.38m x 2.66m) approx.

A spacious front-facing bedroom with ample space for a range of bedroom furniture.

Bedroom 2: 10'9" x 9'8" (3.30m x 2.96m) approx.

A further bedroom situated to the rear of the property. The room has been fully re-plastered and is ready for the new owner to complete the decoration to their own taste.

Bedroom 3: 8'11" x 7'11" (2.73m x 2.43m) approx.

The third bedroom is front-facing and benefits from double built-in wardrobes, providing excellent storage.

Shower Room: 10'1" x 5'5" (3.07m x 1.66m) approx

Completing the upper floor accommodation is the spacious shower room, fitted with a large curved shower enclosure, aqua wall paneling, and ceiling paneling with recessed spotlights. The room also features a WC, wash hand basin, frosted window, and a chrome ladder-style heated towel rail.

Outside: The front garden has been designed for easy maintenance, being mainly laid in stone chips with a paved pathway leading to the covered entrance porch. To the rear, the garden is fully paved, creating a low-maintenance outdoor space complete with a rotary clothes line and outside tap. There are two wooden sheds, both benefiting from power and lighting. On-street parking is available to the front of the property, and the home further benefits from the addition of solar panels..

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