



The Beeches, Gartly
AB54 4QA

OFFERS OVER £160,000

peterkins



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- Semi Detached 2/3
Bedroom Dwelling House
- Lounge with Woodburning
Stove
- Kitchen
- Bathroom
- WC
- Box Room
- Oil Central Heating
- Double Glazing
- Gardens

Viewing contact Peterkins
(01466) 799352

Council Tax: C
EPC: D
Freehold

We are delighted to offer for sale this charming and deceptively spacious property, offering flexible accommodation over two floors and set within well-established enclosed gardens. The accommodation comprises a welcoming entrance porch, fitted kitchen with a useful adjoining utility area, bathroom and a spacious lounge featuring dual-aspect windows and a wood-burning stove set within a brick fireplace. There are two good-sized bedrooms on the ground floor, with a further double bedroom, box room and WC located upstairs. The property benefits from a number of characterful features, including sloped ceilings, skylights and lovely views towards the surrounding hills. Outside, a driveway provides parking for two cars, while the fully enclosed garden is well established with mature shrubs, trees and plants, areas of lawn and chipped stone, two sheds and a spacious summer house. There is also scope to further redesign the garden to suit the purchaser's individual requirements.

Location: The accommodation is located in the peaceful rural village of Gartly, which is approximately 8 miles from the nearest town of Huntly. 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, Dental Practice and hospital. Primary Education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.

Entrance Porch: 10'5" x 6'10" (3.18m x 2.10m)

A welcoming entrance porch with a half-window surround, flooding the space with natural light and offering views over the gardens. There is access to the kitchen via a glazed door, while twin doors provide access to the bedroom. The room is finished with practical vinyl flooring.

Kitchen: 10'7" x 6'10" (3.23m x 2.09m)

Fitted with ample base and wall units, the kitchen benefits from marble-effect worktops, tiled splashbacks, an eye-level oven, ceramic hob and overhead extractor fan. A picture window overlooks the garden, while the room is finished with a single ceiling light and slate-effect tiled flooring. The kitchen also provides access to a small hallway, currently utilised as a utility area, which in turn leads through to the bathroom.

Bathroom: 7'5" x 4'6" (2.24m x 1.39m)

The bathroom is fitted with a three-piece suite, including an overhead mains-fed shower with AquaPanel surround. There is also a chrome towel rail and wall-mounted vanity unit, with the room finished with practical vinyl flooring.

Lounge: 17'7" x 18'4" (5.37m x 5.59m)

A spacious and welcoming lounge benefiting from dual-aspect windows, allowing plenty of natural light into the room. The space is open plan to the staircase, with access to Bedrooms 1 and 2. A particular feature is the wood-burning stove, set within a brick fireplace with slate hearth. There is ample space for a range of living room furniture, with two ceiling light/fans and fitted carpet completing the room.



Bedroom 1: 12'8" x 9'3" (3.88m x 2.82m)

Currently utilised as the master bedroom, this spacious room could also lend itself to a variety of uses depending on the purchaser's needs. Twin glazed doors lead through to the vestibule, while two windows overlook the garden. The room also benefits from a useful storage cupboard, fitted carpet and ceiling light/fan.

Bedroom 2: 11'11" x 8'11" (3.65m x 2.73m)

Also located on the ground floor, the second bedroom is a spacious room overlooking the garden grounds. There is ample space for bedroom furniture, including the option to fit a wardrobe. The room is finished with fitted carpet and a ceiling light/fan.

Bedroom 3: 12'11" x 9'7" (3.96m x 2.93m)

A further good-sized double bedroom with a skylight window and charming sloped ceilings. The room enjoys views towards the surrounding hills and is finished with fitted carpet.

Box Room: 9'6" x 7'6" (2.90m x 2.30m)

A further bright and inviting space with a skylight and sloped ceilings, creating a light and airy feel. A door with glazed side panel allows additional natural light into the room. The space is finished with fitted carpet.

WC: 5'6" x 5'2" (1.68m x 1.58m)

A handy upstairs WC fitted with a vanity unit incorporating a WC and wash hand basin. The room benefits from a skylight and wall light, with vinyl flooring completing the space.

Outside: A driveway leads down to the property, providing parking for two cars. The fully enclosed garden is well established, with a variety of mature shrubs, trees and plants throughout. There are areas of lawn and chipped stone, with plenty of scope to redesign the garden to suit the purchaser's individual needs. The garden also benefits from two sheds and a spacious summer house.

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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