



26 Torry Street, Huntly
AB54 8DA

OFFERS OVER £155,000

peterkins



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- Lounge with Open Fire
- Modern Kitchen
- Utility Room
- Sun Room
- Newly Installed Bathroom
- Three Double Bedrooms and Box Room
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
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EPC: C
Council Tax Band: C
Freehold

We are delighted to offer for sale this spacious and versatile three-bedroom property, offering well-proportioned accommodation over two floors in a central location within the busy town of Huntly. The ground floor comprises a welcoming hallway, bright and spacious lounge with a feature open fire, sun room with garden access, modern kitchen, spacious utility room, newly installed bathroom and bedroom one. Upstairs are two further large double bedrooms, both benefiting from bay windows and built-in storage, along with a useful box room. Outside, the property benefits from on-street parking and a spacious, fully enclosed rear garden with lawn, decking, patio and a large wooden shed providing useful covered storage. The majority of the windows and the rear external door were replaced in 2024. The property would benefit from some redecoration in places, providing the new owner with an opportunity to add their own finishing touches.

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 door, the hallway provides access to bedroom one, the lounge and stairs leading to the first floor. A rear hallway leads through to the kitchen, utility room and lounge, providing a convenient flow through the ground floor.

Living room: 20'4" x 12'1" (6.19m x 3.84m)

The bright and airy lounge is a spacious and versatile room, with a front-facing window, two ceiling lights, newly fitted carpet and two radiators. The decorative tiled fireplace with wooden mantle, marble hearth and open fire creates a lovely focal point to the room, with a shelved cupboard to the side. There is also ample space for a dining table.

Sun Room: 14'02 x 10'10" (4.32m x 3.06m)

A bright room situated off the lounge, with a half-window surround and patio doors leading out to the garden. The room features laminate flooring, wall lights and a radiator.

Kitchen: 12'05" x 7'10" (3.80m x 4.40m)

The modern kitchen is fitted with ample base and wall units, coordinating worktops and tiled splashbacks. There is a large picture window overlooking the rear garden, with a 1.5 bowl sink, mixer tap and drainer positioned beneath. The kitchen also features a gas hob, eye-level oven and microwave, along with recessed lighting and vinyl flooring.

Utility Room: Situated to the rear, the spacious utility room features base and wall units with worktop, sink and ample space for white goods. A window and rear external glazed door provide plenty of natural light. There is also a cupboard housing the central heating boiler.



Bathroom: 9'02" x 5'11" (2.79m x 1.81m)

The newly installed bathroom is bright and modern, featuring a three-piece white suite with an overhead shower. The walls are finished with grey aqua paneling, complemented by a frosted rear-facing window. Further benefits include vinyl flooring and recessed lighting.

Bedroom 1: 12'06" x 11'11" (3.83 x 3.64)

A spacious front-facing bedroom with ample room for a range of bedroom furniture. The room benefits from a storage cupboard, fitted carpet, ceiling light and coving.

First Floor: A carpeted staircase leads to the first-floor landing, where the second and third bedrooms, along with the box room, can be accessed.

Bedroom 2: 14'10" x 12'09" (4.52m x 3.90m)

A large double bedroom with a bay window to the front, two built-in cupboards, fitted carpet, a ceiling light and radiator.

Bedroom 3: 13'08" x 12'09" (4.18m x 3.89m)

A further large double bedroom with a bay window to the front, three built-in cupboards, fitted carpet, a ceiling light and radiator.

Box Room: Completing the upstairs accommodation is the handy box room. Currently utilised as a storage space, the room features a skylight window and ceiling light.

Outside: On-street parking is available to the front of the property. To the rear, the spacious garden is mainly laid to lawn and fully enclosed by a traditional stone wall, with a selection of mature trees and bushes. A raised decking area provides a lovely space for outdoor seating, with steps leading down to a rear patio area which provides access to the house. A wooden gate gives access to the side of the property. The garden also benefits from a large wooden shed with a covered, partially open area, providing useful additional storage space under cover.

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