



Twa Hoots, 13 Bin Avenue,
Huntly, AB54 4TZ

OFFERS OVER £190,000

peterkins



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- Lounge with Wood Burning Stove
- Modern Kitchen
- Contemporary Bathroom
- Two Double Bedrooms
- Utility Room
- WC
- Large Rear Garden
- Solar Panels
- EV Charging Point
- Double Glazing
- Air Source Heating

Viewing contact Peterkins
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Council Tax: D
EPC: B
Freehold

Description: We are delighted to offer for sale this two-bedroom bungalow, situated on a generous plot within the village of Cairnie. The property offers well-proportioned accommodation, good-sized gardens and lovely countryside views to the rear.

The accommodation comprises an entrance vestibule and hallway, rear-facing living room with inset multifuel stove, modern kitchen, useful utility room, two double bedrooms, contemporary bathroom with separate shower enclosure and a separate WC. The internal doors are solid wood with fitted iron latches, adding a traditional countryside feel to the property. Externally, there is a sizeable driveway providing parking for several vehicles, along with an EV charging point, shed and mature shrubs. The rear garden has been landscaped to include areas of lawn, vegetable plots, a greenhouse, mature planting, two further sheds, a sheltered BBQ area and raised decking. There is also a slabbed area suitable for a hot tub, which is available by separate negotiation.

The property further benefits from air source heating and solar panels, helping to keep running costs down, together with the EV charging point. The generous plot, outdoor space and countryside views make this a well-equipped bungalow in a pleasant village setting.

Entrance: Entering via a partially glazed UPVC door, the vestibule provides a useful storage cupboard, fitted carpet and single ceiling light, with a door leading through to the inner hallway. The inner hallway benefits from a further storage cupboard and provides access to the lounge, bedrooms, bathroom and kitchen. The hallway is finished with fitted carpet and a ceiling light.

Living room: 15'9" x 11'9" (4.80m x 3.58m)

Enjoying a quiet position to the rear of the house, the well-proportioned living room features a freestanding multifuel stove with mantel above. To either side, there are shelved alcoves with incorporated cupboards below, while recessed lighting creates a lovely feature wall. A picture window overlooks the rear garden, flooding the room with natural light. Modern wood-effect laminate flooring, a radiator and single ceiling light complete the room.

Bathroom: 6'3" x 9'3" (1.91m x 2.82m)

The modern bathroom features a three-piece white suite and separate shower enclosure. The bath is inset with a tiled surround, while the sink is set within a built-in vanity unit with a modern illuminated mirror above. The spacious shower enclosure has a rectangular shower tray, glass sliding doors and tiled surround. The mains-fed shower benefits from both a rainfall shower head and handheld attachment. Further features include a matt black towel rail, tiled flooring matching the wall surrounds and a single ceiling light.

Kitchen: 9'0" x 14'9" *2.74m x 4.50m)

The modern kitchen features a range of base and wall units in varying sizes, complemented by a contemporary worktop and contrasting tiled splashbacks. There is an electric oven, four-ring ceramic hob above and overhead extractor fan. Dual-aspect windows with fitted blinds provide plenty of natural light, while a Belfast sink with mixer tap and modern vertical radiator add to the space. Mosaic tiled flooring flows throughout the room, with three modern drop ceiling lights and additional shelving completing the kitchen.



Utility Room: 6'0" x 8'9" (1.83m x 2.67m)

The utility room is located off the kitchen, with a fitted base, worktop and Belfast sink, along with ample space for white goods. The mosaic tiled flooring continues through from the kitchen, while a window with fitted blinds and a partially glazed external door provide natural light.

WC: 3'6" x 3'5" (1.07m x 1.04m)

A handy utility room located off the kitchen, featuring a two-piece white suite. The vanity unit incorporates a built-in sink, with tiled flooring, a ceiling light and chrome towel rail.

Bedroom 1: 9'5" x 10'8" (2.87m x 3.25m)

A rear-facing double bedroom with fitted carpet and a large window overlooking the rear garden. The room also benefits from a double built-in wardrobe, feature wall, radiator and single ceiling light.

Bedroom 2: 11'4" x 10'9" (3.45m x 3.28m)

Completing the accommodation is the second bedroom, enjoying a front-facing position with a large picture window. The room features fitted carpet, a double built-in wardrobe, radiator and single ceiling light.



Outside: The property sits on a generous plot, offering an abundance of outdoor space for a central Cairn location. To the front, there is a sizeable driveway providing parking for several vehicles, with an EV charging point, mainly laid with chip stone and complemented by a shed and mature shrubs. A fenced area leads through to the rear garden. The rear garden has been thoughtfully landscaped, with a fully enclosed area currently used as a chicken run. There are areas of lawn, vegetable plots, a greenhouse and a variety of mature bushes and shrubs throughout. Two further sheds provide useful storage, while a sheltered BBQ area offers an ideal space for outdoor entertaining. There is also raised decking to the rear of the property, along with a further section that has been slabbed to accommodate a hot tub. The hot tub is available by separate negotiation should the purchaser wish to retain it. Outside lighting is also provided to the rear garden.

The garden enjoys lovely countryside views to the rear, with further space offering the opportunity for the new owner to adapt and tailor the outdoor areas to suit their own needs.

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