

58 George Street, Huntly
AB54 8HJ

OFFERS OVER £90,000

peterkins













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- Two Bedroom Ground Floor Flat
- Lounge
- Kitchen
- Shower Room
- Large Outhouse and Single Wooden Garage/ Shed
- Electric Heating
- Double Glazing

Viewing contact Peterkins
(01466) 799352

Council Tax: B
EPC: D
Freehold

Peterkins are delighted to bring to the market this **ground floor two-bedroom flat in a central location in Huntly**, ideally placed for access to the town's shops, amenities and transport links. Offering practical accommodation with useful storage and outdoor space, the property would suit first-time buyers, those looking to downsize or buy-to-let investors. Further benefits include electric heating and double glazing.

The accommodation comprises an entrance hallway, a front-facing living room with useful alcoves and access through to the fitted kitchen, which features ample base and wall units, contrasting worktops and tiled splashbacks. There are two bedrooms, with the front-facing master bedroom benefiting from excellent built-in storage, along with a shower room fitted with a white suite, recessed shower and underfloor heating.

To the rear, the property benefits from a private garden, a shared communal garden and a decked area. A stone-built outhouse provides useful additional storage, while a single garage offers further convenience.

With its central location and convenient access to local amenities, this property offers an appealing opportunity for a range of buyers. Early viewing is recommended.

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: The property is entered via a partially glazed UPVC door into a bright and spacious inner hallway, providing access to the living room, both bedrooms and the shower room. The hallway is finished with fitted carpet and benefits from wall lighting and an electric storage heater.

Living room: 12'1" x 12'8" (3.68m x 3.86m)
The front-facing living room features two useful alcoves with recessed lighting, offering handy space for storage or display. The room is fitted with carpet, a storage heater, ceiling light and fitted blinds, with a doorway leading through to the kitchen.

Kitchen: 8'1" x 10'6" (2.46m x 3.20m)
The fully fitted kitchen offers ample base and wall units with contrasting worktops and tiled splashbacks, providing plenty of storage and worktop space. A ceramic hob sits above an electric oven, with an extractor fan overhead, while the stainless steel sink is positioned beneath the window. There is space for a fridge freezer and washing machine, along with a useful cupboard housing the water tank and additional overhead shelving. The room is finished with easy-to-maintain tile-effect flooring.





Bedroom 1: 12’5” x 10’9” (3.78m x 3.28m)
Situated to the front of the property, the spacious master bedroom offers excellent storage, with two retractable shelved cupboards, a double wardrobe with mirrored sliding doors and a further single wardrobe with a retractable door. There is ample space for a range of bedroom furniture, with the room further benefiting from fitted carpet, fitted blinds, an electric panel heater and ceiling light.

Shower Room: 5’0” x 7’5” (1.52m x 2.26m)
The shower room is fitted with a white two-piece suite comprising a WC and vanity unit with wash hand basin, alongside a spacious recessed shower with mains-fed shower and Aqua Panel surround. A frosted window provides natural light while maintaining privacy, and the room further benefits from tiled flooring with underfloor heating, recessed lighting and a fitted mirror.

Bedroom 2: 12’9” x 7’9” (3.89m x 2.36m)
Completing the internal accommodation is the second bedroom, quietly positioned to the rear of the property. Ideal for use as a single bedroom or nursery, the room could also make a handy home office or study. There is a built-in cupboard housing the shower pump, with further features including fitted carpet, fitted blinds, a wall light and electric panel heater.

Outside: Located to the rear of the property, the outdoor space is a great addition, featuring a decked area backing onto a stone-built outhouse, which offers useful storage or potential for alternative use. There is also a private garden, a shared communal garden and a single garage, providing a range of useful outdoor space.

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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