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**7 RICHMOND GARDENS,
RHYHNIE, BY HUNTLY, AB54 4GJ**



Well-Presented Mid-Terraced Dwelling House in Quiet Residential Street

- 3 Double Bedrooms, Bathroom
- Lounge & Dining Kitchen
- Oil-Fired Central Heating & Full Double Glazing
- Large Two Section Garden to Rear with Small Front Garden
- On-Street Parking to Front of Property

Offers Over £120,000

Home Report Valuation £120,000

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TYPE OF PROPERTY

This well-presented two storey mid-terraced dwelling house is located in an established quiet residential street in the rural village of Rhynie which is located approximately 9 miles from Huntly which has main shopping facilities, rail and bus links, and lies 14 miles north west of Alford. The property benefits from oil-fired central heating and is fully double glazed throughout. Internally, the property benefits from a bright lounge with a dining kitchen and bathroom downstairs with three good-sized double bedrooms upstairs. On-street parking is available to the front of the property with a small area of garden ground to the front. Of particular appeal is the large garden to the rear which is in two sections providing a multi-functional garden for maximizing both the usability and visual appeal. Early viewing is essential to appreciate all this property has to offer.

ACCOMMODATION

The accommodation is on two floors and comprises:-

DOWNSTAIRS

VESTIBULE

With vinyl flooring, matwell, and cupboard below stair.

HALL

With vinyl flooring, radiator, and shelved cupboard at foot of stairs.



LOUNGE 4.50m x 4.28m (14'9" x 17'3")

Spacious lounge with two windows to the front allowing for plenty of natural light. With fitted carpet, ceiling light, radiator and cupboard housing hot water tank and timer. The focal point of the room is the coal fire set in a tiled fireplace and hearth.







Lounge

DINING KITCHEN 4.26m x 2.83m (13'11" x 9'3")

The kitchen includes fitted units at floor and eye level with worktop space incorporating a stainless steel sink with mixer tap. With vinyl flooring, window with roller blind to the rear, extractor fan and space for a cooker and tall fridge freezer. The white goods can be included in the sale.





Dining Kitchen

REAR HALL

With back door, matwell and pantry cupboard.

BATHROOM 2.20m x 2.08m (7'2" x 6'9")

The bathroom includes a white suite comprising a toilet, wash hand basin with vanity unit, and bath with two showers over bath, one which is a Triton electric shower and a mixer tap shower with shower screen and aqua panelled walls. With vinyl flooring, window with roller blind, extractor fan, ladder radiator and cupboard with shelves.



UPSTAIRS

Carpeted stairs lead to a spacious landing with window to front, and hatch to Loft which is partly floored.



Upstairs Landing

BEDROOM 1 **4.08m x 3.13m (13'4" x 10'3") (at widest)**

Double bedroom with fitted carpet, window with roller blind to the front, radiator, double fitted wardrobe and shelved cupboard providing plenty of storage space.





Bedroom 1

BEDROOM 2 **4.00m x 3.05m (13'1" x 10'08") (at widest)**

Further good-size double bedroom with fitted carpet, ceiling light, window to the rear, radiator and double fitted wardrobe for storage.





Bedroom 2

BEDROOM 3 **3.56m x 2.84m (11'8" x 9'3") (at widest)**

Bright double bedroom with fitted carpet, window with roller blind to the rear, radiator and fitted wardrobe for storage.





Bedroom 3

OUTSIDE

To the front of the property there is a small area of garden ground mainly laid in slabs with an external tap and paved path leading to the front door. The large well-maintained and attractive rear garden includes two sections, the first area which includes an area of lawn, with borders of mature shrubs and a patio area perfect for sitting out in on sunny days. The oil tank is located in the first section. The second section of garden is offset from the first section and is reached via a wooden gate which leads to a large garden mainly in grass which stretches as far as the neighbouring woods behind. There is a Timber Shed, Wood Shed and BBQ area. Tap O Noth can be seen from the rear garden.



Front of Property & Low-Maintenance Front Garden







SERVICES

Usual mains water and drainage. Oil-fired central heating, electricity, telephone and broadband connections.

ITEMS INCLUDED

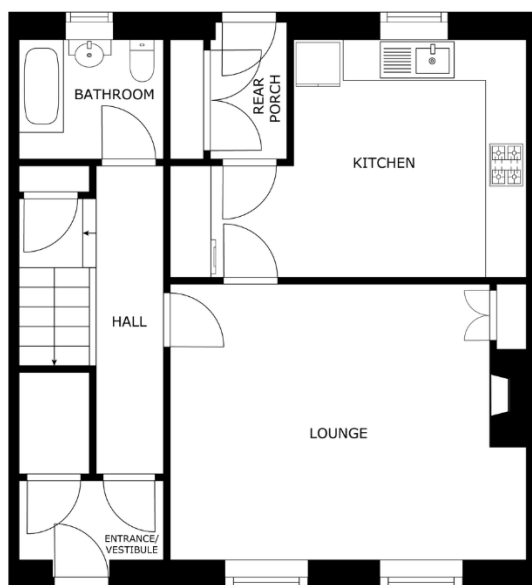
All fitted carpets and floor coverings, light fittings and fixtures. The white goods in the kitchen may be included.

Council Tax:	Band B.	EPC Banding:	EPC=D.
Entry:	By arrangement.	Viewing:	Contact our Huntly office – (01466) 792331.
Email:	huntly.property@stewartwatson.co.uk		
Offers	All offers should be submitted in writing to our Huntly office.		

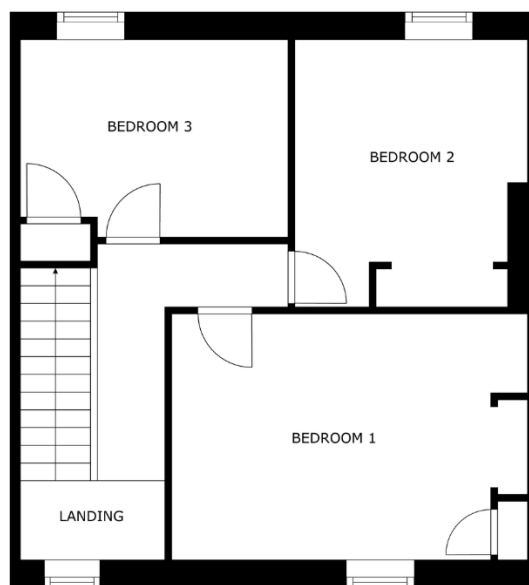
LOCATION

Rhynie is a charming village along the whisky trail of Dufftown and the Cabrach. Rhynie has its own local amenities, including a first rate primary school with a nursery, well-equipped corner shop, medical centre, village youth club and baby/toddlers group. The Rhynie Chert is named after the village and the remains of the second highest hillfort in Scotland can be found by climbing the Tap O'Noth which is located about 2 kilometres northwest of Rhynie, with excellent views over rural Aberdeenshire along with walking trails in the Clashindarroch Forest. Located only 9 miles from the market town of Huntly, the property is ideally located for commuting to Aberdeen and Inverness with excellent rail connections available from Huntly and Insch. Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen and the airport at Dyce. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities including shooting, fishing, an attractive Golf Course and the Huntly Nordic Ski Centre.

Reference: HUNTLY/MCD/I26



FLOOR 1



FLOOR 2

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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