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18 CLASHMACH TERRACE, HUNTLY, AB54 8PZ



Immaculately Presented Mid-Terraced Dwelling In Established Residential Area

- 2 Double Bedrooms, Bathroom & Downstairs Toilet
- Lounge, Kitchen, Utility Room & Office/Study
- Newly Renovated with Modern Fixtures & Fresh Finishes
- Gas Central Heating & Full Double Glazing
- Low-maintenance Front & Rear Garden Areas

Offers Over £120,000

Home Report Valuation £120,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This property has been newly renovated by the current owners with modern fixtures and fresh finishes and now forms a bright and welcoming family home in an established residential area making this an ideal first-time buyer or rental investment., Of particular appeal is bright lounge with wall-mounted electric fire with large window to the front with views towards the Clashmach Hill, the modern kitchen and utility room and installation of a downstairs toilet in addition to the modern family bathroom upstairs. There are two good-sized double bedrooms, both with fitted wardrobes providing useful hanging and shelving space and a third room which could be used as a home office or study. The front and rear gardens are laid in stone chips for ease of maintenance, both of which are fully enclosed providing a safe play area for children and animals. Early viewing is essential to appreciate all this property has to offer.

ACCOMMODATION

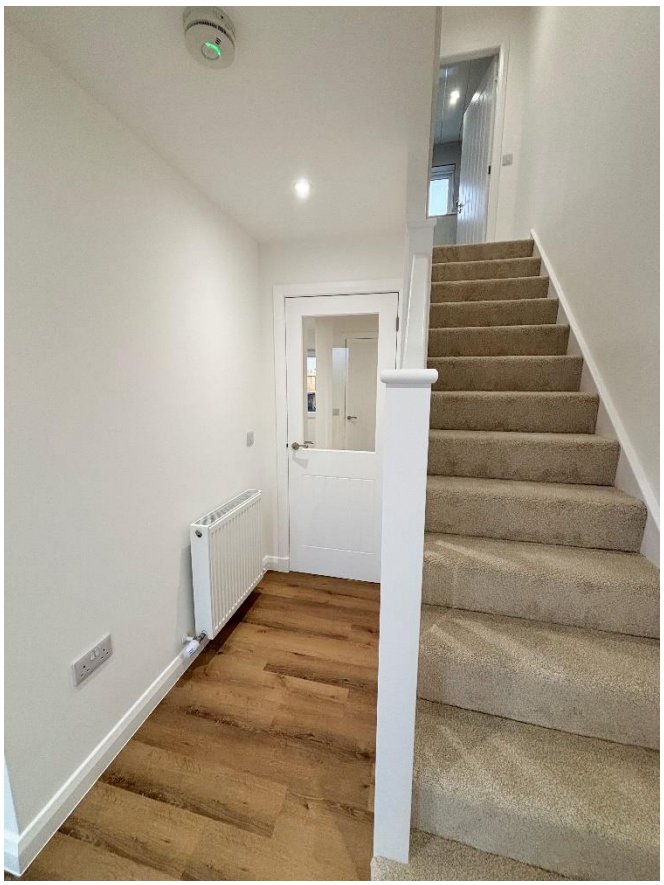
The accommodation is on two floors and comprises:-

DOWNSTAIRS

ENTRANCE HALL

A UPVC door with frosted glass side pane leads into the light entrance hall with click vinyl flooring, ceiling spotlights, radiator, and carpeted stairs to first floor. There is an understairs cupboard which houses the consumer units and the meters.





LOUNGE 3.48m x 3.42m (11'5" x 11'2")

A partly glazed wooden door leads into the lounge with large window to the front providing plenty of natural light with views to the open grassed area to the front of the property and beyond towards to the Clashmach Hill. With ceiling spotlights, click vinyl flooring, and radiator. The focal point of the room is the wall-mounted electric fire with wooden shelf over for display purposes. The TV aerial socket and plug are all ready for installation of a wall-mounted TV.

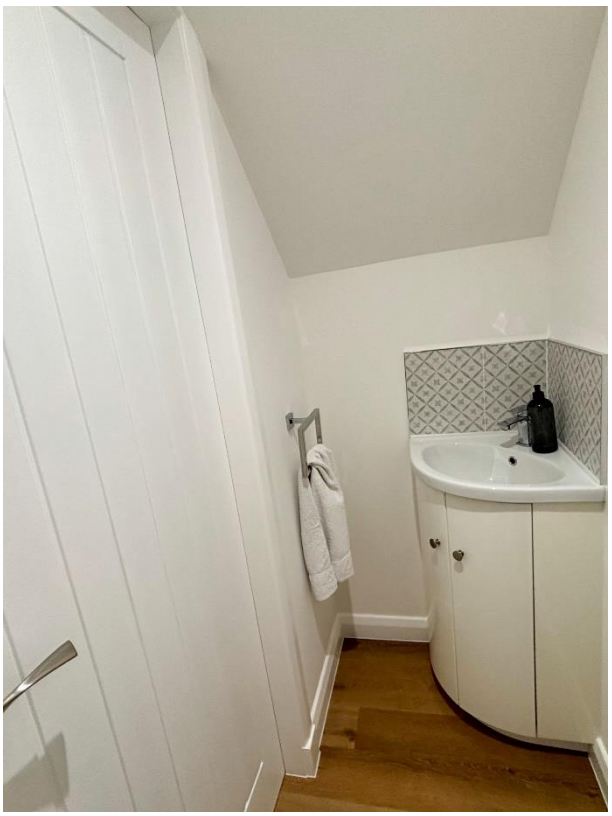




Lounge

A partly glazed door provides access to the remainder of the rooms on the ground floor.

TOILET 2.14m x 0.82m (7'02" x 2'8")
Handy downstairs back to wall toilet with wash hand basin with vanity cupboards and tiled splashbacks, click vinyl flooring, ceiling spotlights, aqua panel ceiling boards and radiator.





UTILITY ROOM 2.19m 1.43m (7'2" x 4'8")

The utility room contains fitted base units with worktop space incorporating a white sink with gold mixer tap with pull-out spray and drainer, and tiled splashback. With click vinyl flooring, large window to the rear, ceiling spotlights and space for a washing machine and tumble dryer.



KITCHEN 3.17m x 2.74m (10'4" x 8'11")

This brand new modern kitchen includes fitted units at floor and eye level with under unit lighting, worktop and shelving space, aqua panel splashbacks, and a white sink with drainer and gold mixer tap with pull-out spray. Integrated appliances include a Russel Hobbs ceramic hob with Russell Hobbs stainless steel extractor fan over and coloured stainless steel splashback, an Indesit electric oven, and a fridge/freezer and dishwasher. With click vinyl flooring, radiator, large window to the rear, radiator and UPVC partly glazed back door.



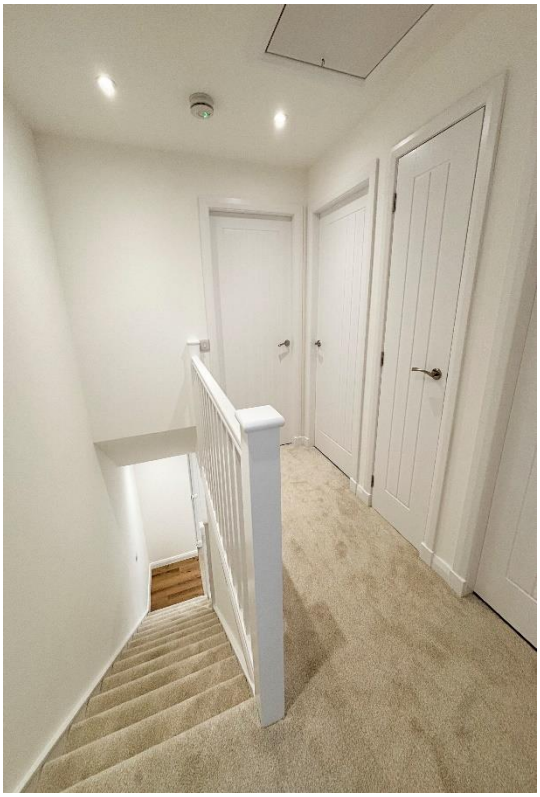




Kitchen

Returning to the entrance hall carpeted stairs lead to the first floor landing.

UPSTAIRS



With fitted carpet, fitted cupboard with shelves for storage, ceiling spotlights and hatch to the partially floored Loft via a wooden pull-down ladder. The loft has power and light and the gas boiler is located there.

OFFICE/STUDY 2.36m x 1.76m (11'02" x 5'9")
This is the smallest of the upstairs rooms. With fitted carpet, ceiling spotlights, and radiator. This room could be used as a office/study or a child's playroom.



BEDROOM 1 3.00m x 2.75m (9'10" x 9'02")

Good-sized double bedroom with large window to the front of the property with views towards the Clashmach Hill and the open grassed area to the front. With fitted carpet, ceiling spotlights, radiator and double fitted wardrobe with mirror doors provides hanging and shelving space.







Bedroom 1

BEDROOM 2 **3.00m x 2.75m (9'10" x 9'02")**
Further good-sized double bedroom with fitted carpet, ceiling spotlights, radiator, window to the rear and fitted double wardrobe with mirror doors provides hanging and shelving space.







Bedroom 2

BATHROOM **2.4m x 1.7m (7'10" x 5'6")**
Modern bathroom comprising of toilet, wash hand basin with vanity drawer below, l-shaped bath with mains shower over and shower screen with recessed shelves and aqua panel walls. With waterproof tiled vinyl flooring, ceiling spotlights, ladder radiator and frosted window to the rear.




Bathroom

OUTSIDE

The front garden is fully enclosed and is laid in stone chips for ease of maintenance with a paved path which leads to the front door. To the rear of the property there is a further area of garden ground which is laid in stone chips for ease of maintenance with a paved path to the back door. Being fully enclosed the garden is a safe play area for children and animals.



SERVICES
Usual mains water and drainage. Gas and electricity connections available.

ITEMS INCLUDED
All fitted carpets and floor coverings, light fittings and fixtures.

Council Tax:	Band B.	**EPC Banding:**	EPC=C.
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.		

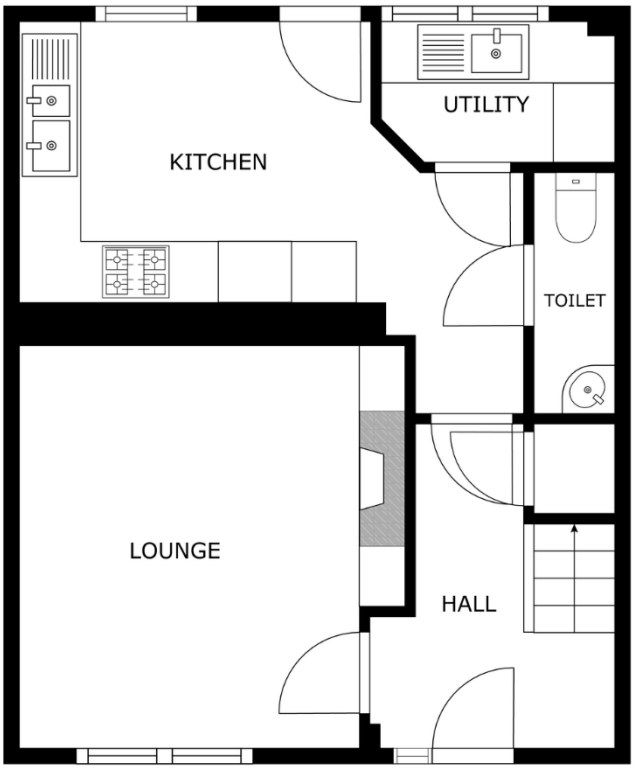
LOCATION
Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen, Dyce Airport, Elgin and Inverness. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing, an attractive Golf Course, a 30-seater Cinema and The Huntly Nordic Ski Centre.

Reference: **HUNTLY/MCD/K26**

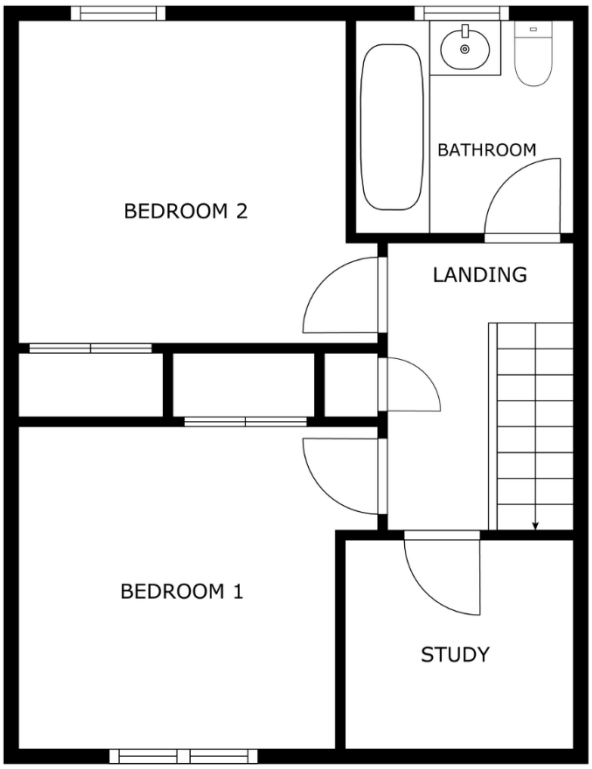




Low-maintenance Rear Garden



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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