

STEWART & WATSON

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**28 TORRY ROAD,
HUNTLY, AB54 8LE**



Mid-Terraced Bungalow in Established Residential Area

- 2 Bedrooms, Bathroom
- Lounge & Dining Kitchen
- Gas Central Heating & Full Double Glazing
- In need of Modernisation
- Front & Rear Garden Ground

Offers Over £110,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this two bedroom mid-terraced bungalow located in an elevated position at the top of Torry Road which is within walking distance of the local amenities. The property benefits from double glazing and gas central heating and although the property is in need of some modernisation, once complete this would be perfect for someone looking to move to single level accommodation. The accommodation on offer comprises two good-sized double bedrooms, a bright lounge and a bathroom. There is an area of garden ground to the front of the property with a large garden to the rear. On-street parking is available on Torry Road. Early viewing is recommended to appreciate the potential this property has to offer.

ACCOMMODATION

The accommodation is all on one level and comprises:-

ENTRANCE VESTIBULE

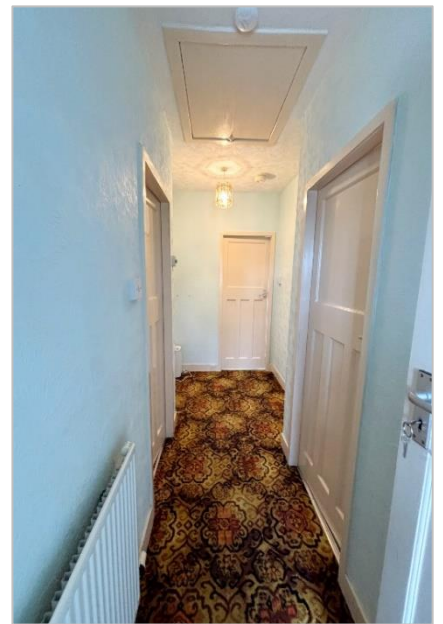
A UPVC door with glass pane and frosted glass side pane leads into the entrance vestibule with fitted carpet, ceiling light, coat hooks and low-level cupboard housing consumer unit. A partly glazed wooden door leads to the hall.

HALL

With fitted carpet, ceiling light, radiator and hatch to Loft via Ramsay ladder.

LOUNGE 4.42m x 3.65m (14'6" x 11'11")

Bright room with fitted carpet, ceiling light, radiator, and window to the front. The fireplace has been boarded up, but the marble hearth is still in place.



Lounge



Lounge

KITCHEN 3.98m x 3.15m (13'06" x 10'4")

The kitchen includes fitted base and wall units with worktop space incorporating a stainless steel sink with taps and drainer. With vinyl flooring, window to the rear, space for under unit fridge, radiator, shelved cupboard with a further shelved larder cupboard. Plumbed for washing machine with the white goods included in the sale.





Kitchen

REAR PORCH

With vinyl flooring, ceiling light, wood panelled walls and UPVC back door to rear garden.

BEDROOM 1 3.98m x 3.33m (13'06" x 10'11")

Large double room with fitted carpet, ceiling light, large window to the front and radiator.





Bedroom 1

BEDROOM 2 3.64m x 3.44m (11'11" x 11'3")

Further large double bedroom with fitted carpet, ceiling light, large window to the rear, radiator and bedroom furniture including fitted drawers and wardrobes which are to remain.





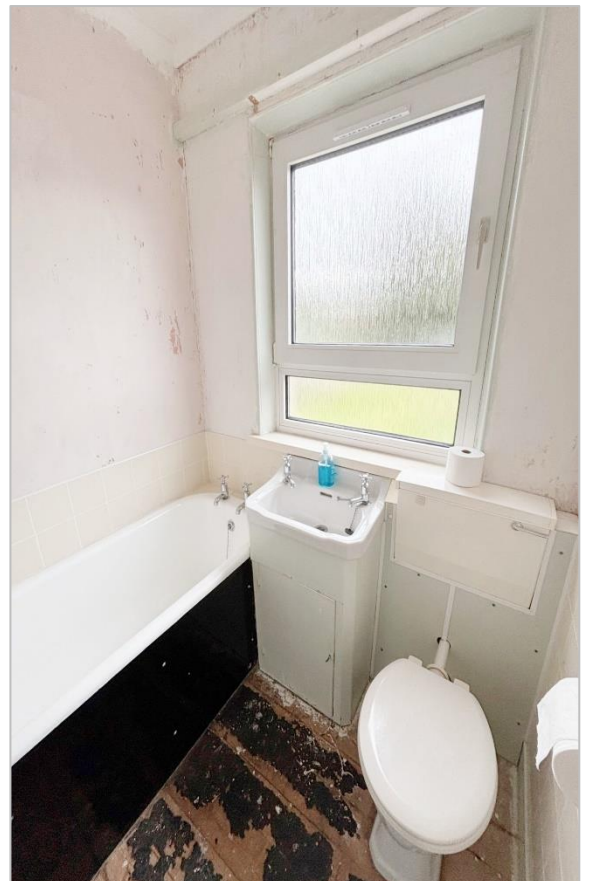
Bedroom 2

BATHROOM 1.83m x 1.74m (6'05" x 5'8")

The bathroom includes a toilet, wash hand basin with vanity unit and a bath with tiled splashback. With frosted window to the rear, radiator, extractor fan, ceiling light and partly tiled walls.

OUTSIDE

The property is in an elevated position at the top of Torry Road and is set back off the pavement with steps leading up from the street and a strip of grass running along the pavement line. There are allocated parking spaces on the road to the front of the row of houses. A paved path leads to the front entrance of the property with stone steps and a hand rail at the front door. The front garden includes two areas of grass with borders of mature shrubs and plants and stone chipped areas and an outside light. To the rear of the property stone steps and hand rail from the back door provide access to the large garden at the rear. The rear garden includes a drying green with clothes line, paved paths, stone chipped areas and garden ground at the foot of the garden with mature trees. The rear garden is bounded by a hedge and fencing. There is a right of access to the rear across the neighbouring property to put out the wheeled bins. There are two wooden sheds.





Front Garden



Rear Garden



SERVICES

Usual mains water and drainage. Gas, electricity and telephone connections.

ITEMS INCLUDED

All fitted carpet and floor coverings, light fittings and fixtures. The white goods in the kitchen are 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

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 Inverurie, Aberdeen, Dyce Airport 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/I26



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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59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
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