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**ROSEMOUNT, LENNOX TERRACE,
HUNTLY, AB54 8HG**



Spacious Detached Family Home in Popular Residential Area

- 3 Bedrooms, Shower Room & Toilet
- Lounge, Dining Room, Dining Kitchen & Box Room
- Full Double Glazing & Oil Central Heating
- Garden Ground to Rear
- Driveway with Garage for Off-Road Parking

Offers Over £225,000

Home Report Valuation £225,000

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TYPE OF PROPERTY

This is a rare opportunity to purchase a spacious detached family dwelling house which is located in a desirable residential location in Huntly within walking distance of the train station making this ideal for commuting by rail. The property offers spacious accommodation on two levels and would make an ideal family home. Of particular appeal is the spacious lounge with large windows to the front allowing for plenty of natural light with access to the dining room at the rear, which has the potential to knock through into the kitchen creating a large open-plan kitchen and dining room with patio doors leading out to the garden, subject to obtaining the relevant local Authority consents. The wide entrance hall at the front of the property with large windows provides a further space in which to sit and relax on a sunny day. There are three good-sized double bedrooms upstairs with a bright shower room and a box room. Off-street parking is available for two vehicles on the tarmac drive at the front of the property with access to the garage and there is a fully enclosed garden to the rear. Early viewing is a must to appreciate all this property has to offer.

ACCOMMODATION

The accommodation is on two floors and comprises:-

ENTRANCE PORCH

Paved slabs and a set of stone steps with hand rail lead up to the stone-built covered entrance porch with frosted glass window providing shelter from the elements, with external light and raised planting area.

DOWNSTAIRS

ENTRANCE HALL/SUN ROOM

A UPVC door with frosted glass pane and matwell leads into the bright front hall which is used as a sun room seating area with wood effect vinyl flooring, windows with vertical blinds to the two sides, radiator, cupboard below window housing the consumer unit and electric meters, ceiling light, and further cupboard with coat hooks. Carpeted stairs lead to the first floor.



LOUNGE 6.08m x 4.13m (19'11" x 13'6")

Spacious and bright lounge with fitted carpet, two windows with vertical blinds to the front and a further window with vertical blinds to the side, two ceiling lights, coving to ceiling, two radiators and sliding doors into the dining room.





Lounge

DINING ROOM 3.64m x 3.02m (11'11" x 9'10")

Well-proportioned and light dining room with large window to the rear, ceiling light, coving to ceiling, fitted carpet and door to kitchen. There is plenty of room for a family-size dining table.



Dining Room

DINING KITCHEN 3.61m x 3.59m (11'10" x 11'9")

The kitchen includes fitted units at floor and eye level with display cabinet and worktop space incorporating a stainless steel sink with mixer tap and drainer and tiled splashbacks. With vinyl flooring, radiator, ceiling striplight, radiator, integrated fridge freezer, shelved cupboard and free-standing Zanussi electric cooker with extractor fan over. Plumbed for washing machine and space for a dining table.



Returning to the Hall this leads to the remainder of the downstairs accommodation.

TOILET 2.40m x 0.93m (7'10" x 3'06")

Handy downstairs toilet with toilet, wash hand basin with tiled splashback, frosted window to the side, ceiling light, coat hooks and understairs cupboard.



UPSTAIRS

Carpeted stairs lead to the first floor landing with window at half landing. With radiator, two ceiling lights, fitted cupboard and shelved airing cupboard.

SHOWER ROOM 2.26m x 1.87m (7'4" x 6'1")

The shower room includes a toilet, wash hand basin and Mira Zest shower in corner shower enclosure. With vinyl flooring, frosted window to the rear, ceiling striplight, chrome ladder radiator and extractor fan.



BOX ROOM 1.87m x 1.47m (6'1" x 4'9")

With fitted carpet, window to the rear, ceiling light and cupboard with storage in the eaves. This room could have the potential to be used as office space.

BEDROOM 1 2.96m x 2.82m (9'8" x 9'3")

Bright double bedroom with fitted carpet, window to the rear, ceiling striplight and radiator.



Bedroom 1

BEDROOM 2 **3.94m x 3.71m (12'11" x 12'2")**

Double bedroom with fitted carpet, window to the front, ceiling light, radiator and fitted double wardrobe with hanging rail and shelf over.



Bedroom 2

BEDROOM 3 **3.93m x 3.71m (12'10" x 12'2")**

Spacious double bedroom with fitted carpet, ceiling striplight, window to the front with views, radiator, and double fitted wardrobe with hanging rail and shelf over.



Bedroom 3

OUTSIDE

Rosemount is located at the end of Lennox Terrace which is a quiet established residential street within walking distance of the train station making this ideal for commuting by rail to the cities of Aberdeen and Inverness. A tarred drive provides off-road parking for two cars with access to a **Garage** measuring **8.00m x 2.98m (26'2" x 9'9")** with electric roller door, concrete floor, power and light. To the right of the drive is a small raised area of garden ground mainly in grass with a border containing an array of shrubs and flowers. A wooden gate and paved paths provides access to the rear garden. Stone steps lead up from the drive to the front porch whilst shallow, wider steps with low rise and deep tread provide a safe accessible entry for mobility needs. Further steps lead to the covered entrance porch at the side of the house. There is an area of garden ground to the side which is mainly in grass with mature tree, paved paths, stone chipped border and a wooden gate leading to the rear. The rear garden is fully enclosed making this a safe play area for children and animals and includes a drying green with rotary clothes drier. A paved patio area runs along the full extent of the house and is perfect for sitting out in on sunny days. There is a greenhouse and external door leading to a shed. The oil tank is located at the rear of the property.





Side view with steps to covered entrance porch with garden to side





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.

Council Tax:	Band E.	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.

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