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8 CHAPEL STREET, HUNTLY, AB54 8BS



First Floor Flat in Two Storey Block Close to Town Centre

- 3 Bedrooms
- Lounge, Dining Kitchen & Bathroom
- Gas Central Heating & Full Double Glazing
- Shared Garden to Rear
- On-Street Parking to Front

Offers Over £110,000

Home Report Valuation £110,000

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TYPE OF PROPERTY

This traditional first floor flat provides spacious accommodation and would make an ideal first-time buy or rental investment. The property is located in a popular residential area of Huntly and is within easy walking distance of the Huntly town square with local amenities and The Gordon Schools nearby. There are three good-sized bedrooms, a bright lounge, kitchen and family bathroom. On-street parking is available to the front of the property and there is a shared garden to the rear. Early viewing is recommended.

ACCOMMODATION

On entering the flat the accommodation is all on one level.

The entrance doorway on Chapel Street leads into the main hallway with a carpeted stairway leading up to the front door of the upper floor flatted dwellinghouse.

HALL

A wooden door with glazed window above leads into the l-shaped hallway with 4-bulb ceiling light, hatch to Loft, radiator, ceiling light and cupboard housing the Worcester boiler, with plumbing for a washing machine and window to the front.





LOUNGE 5.39m x 3.44m (17'8" x 11'3")

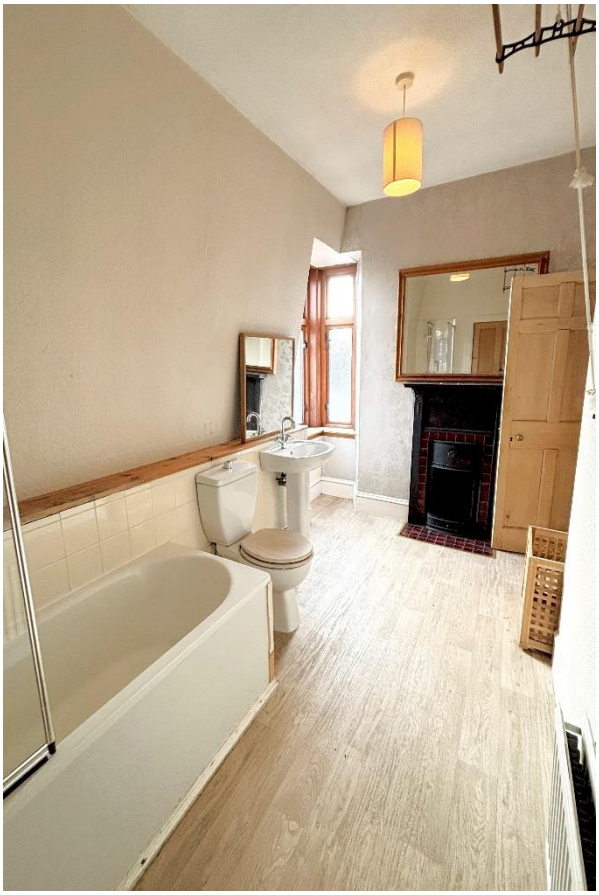
Spacious lounge with dual aspect windows to the side and rear. With laminate effect vinyl flooring, radiator, coving to ceiling, ceiling light, two wall lights and an open fire sat on a tiled hearth with wooden surround.





Lounge

BATHROOM 3.93m x 2.31m (12'10" x 7'6")
Large bathroom comprising a toilet, wash hand basin and bath with Mira Sport shower, shower screen and tiled walls around the bath. With vinyl flooring, dual aspect windows to the front and side, radiator, overhead clothes pulley, ceiling light and shelved cupboard for storage. There is an open fireplace sat on a tiled hearth with cast-iron surround.



BEDROOM 1 3.67m x 3.34m (12'04" x 10'11")
Good-sized double bedroom with window to the rear, laminate flooring, ceiling light, coving to ceiling and radiator.



DINING KITCHEN 3.50m x 2.18m (11'5" x 7'1")
The dining kitchen includes fitted units at floor and eye level with worktop space incorporating a stainless steel sink with mixer tap and drainer with aqua panel splashbacks. There is a free-standing Beko double oven, hob and grill with aqua panel splashback which is to remain. With two ceiling lights, vinyl flooring, radiator, window with venetian blinds to the front and space for a small dining table.




Kitchen

BEDROOM 2 3.40m x 3.32m (11'1" x 10'10")
Double bedroom with vinyl flooring, ceiling light, coving to ceiling, window with venetian blinds to the rear and radiator.





Bedroom 2

BEDROOM 3 3.35m x 3.24m (10’11” x 10’7”)
L-shaped bedroom with tile effect vinyl flooring, radiator, window with venetian blinds to the front, ceiling light and coving to ceiling.





OUTSIDE
The property occupies a corner site on Chapel Street with on-street parking available to he front. There is a shared area of garden ground to the rear which is accessed via the side lane.

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

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

Council Tax: Band C.
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 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, swimming and an attractive Golf Course, and the Huntly Nordic & Outdoor Centre.

Reference: **HUNTLY/MCD/K26**

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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