

STEWART & WATSON

your **complete** property & legal service

**FLAT 4, THE GRANARY, RICHMOND LANE,
HUNTLY, AB54 8FJ**



Top Floor Flat in Converted Former Grain Store

- 2 Bedrooms, Bathroom
- Lounge & Kitchen on Open Plan
- Full Double Glazing & Gas Central Heating
- On-Street Parking
- Close to Town Centre & Local Amenities

Offers Over £80,000

Home Report Valuation £80,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This former grain store was converted into a block of four flatted dwelling houses in 2006, and for sale is Flat 4 which is a top floor flat in this traditional stone built building. Flat 4 comprises two bedrooms with a spacious lounge and kitchen on an open plan basis, and a bathroom. The property benefits from gas central heating and is fully double glazed. The property would suit a first-time buyer or rental investor. Early viewing is recommended.

ACCOMMODATION

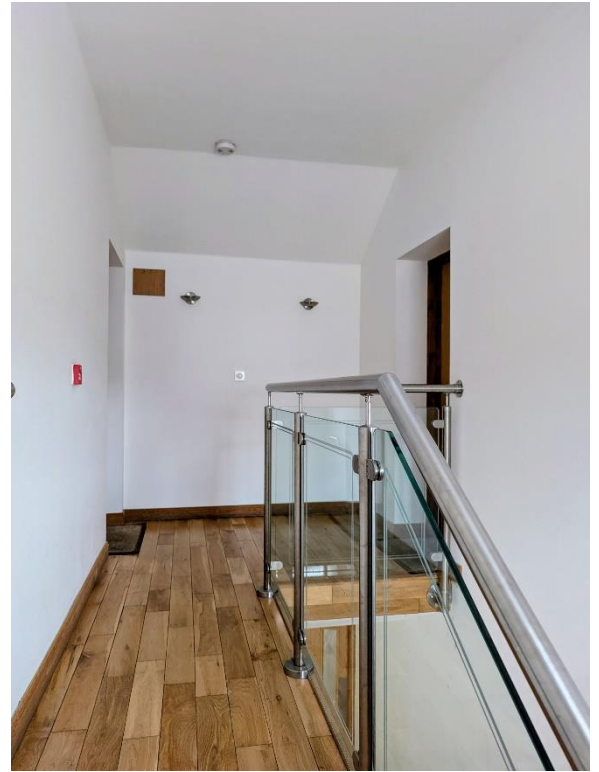
The accommodation in detail comprises:-

Access to the property is by way of a wooden door with glazed panel leading into the bright communal entrance hallway, and the flat is located on the right at the top of the stairs.

A wooden door leads straight into the kitchen and lounge which is on an open plan basis.

KITCHEN/LOUNGE 6.10m x 5.27m (20' x 17'3")

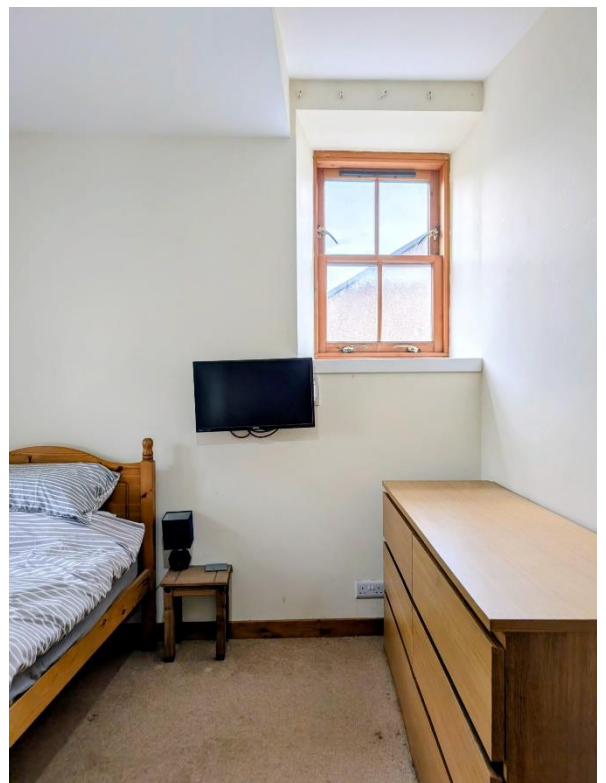
The kitchen and lounge are on an open plan basis. The kitchen area comprises a range of fitted units at floor and eye level with worktop space incorporating a stainless steel sink with mixer tap and drainer. Integrated appliances include an electric cooker and hob with extractor hood over. Plumbed for dishwasher which will be removed prior to sale. With vinyl flooring, window to the rear and a further small Velux window. The remainder of the room incorporates the good-sized lounge area with three wall lights, radiator, window to the front and further Velux window. Hatch to **Loft** with storage space. There is a cupboard which houses the boiler and is plumbed for washing machine which is to stay.





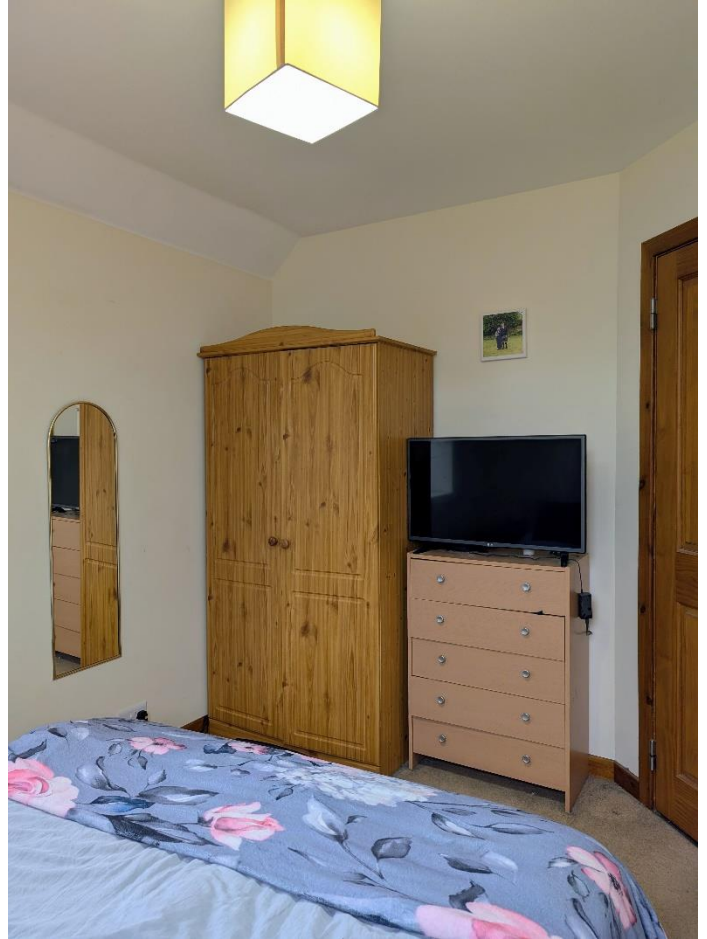


BEDROOM 1 **3.37m x 2.56m (11'1" x 8'5")**
 Double bedroom with fitted carpet, ceiling light, radiator and dual aspect windows.



BEDROOM 2**3.57m x 2.55m (11'9" x 8'4")**

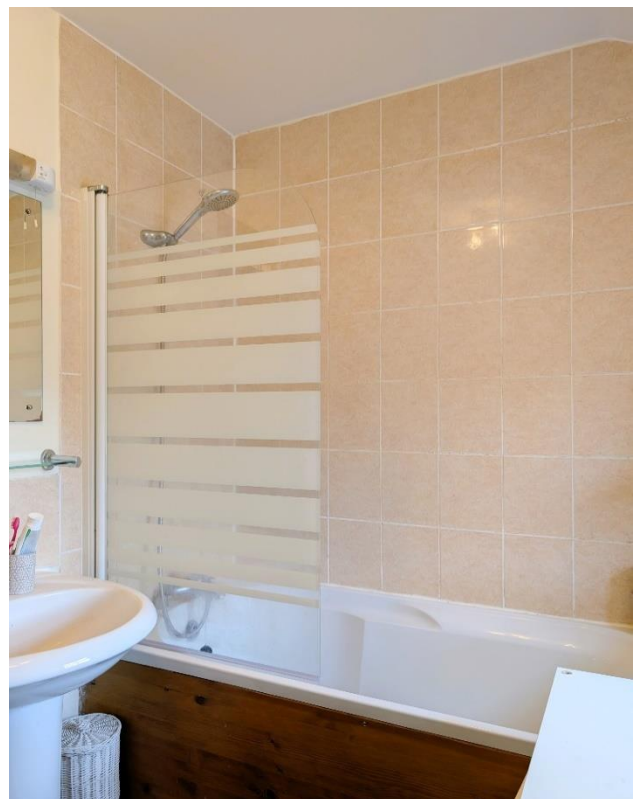
Further double bedroom with fitted carpet, ceiling light, radiator and dual aspect windows.



Returning to the lounge a wooden door provides access to the Bathroom.

BATHROOM**2.26m x 1.66m (7'5" x 5'5")**

The bathroom includes a white 3-piece suite of toilet, wash hand basin and bath with shower over and shower screen. With window to the side, tiled walls around the bath and on the window ledge, laminate flooring and ladder radiator.



OUTSIDE

On-street parking is available to the front of the property. To the rear of the building a wooden door provides access to the rear of the property and to the communal bin storage area.

SERVICES

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

ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and fixtures and the washing machine is included. The dishwasher will be removed prior to sale.

Council Tax:	Band A.	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 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

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

(01888) 563777
(01888) 563773
(01261) 818883
(01542) 833255
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm – 4pm
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331