

45 Duke Street

HUNTLY, ABERDEENSHIRE, AB54 8DT

McEwan Fraser Legal
Solicitors & Estate Agents



45 Duke Street is a Grade C-listed building of traditional Victorian stone-and-slate design that over time undergone a sympathetic & comprehensive renovation to the highest standards. The use of professional trades personnel is evident at every turn. The current long-term owners, during their tenure, have maintained this property to an impeccable standard and have retained a wealth of original features.

Offering spacious and versatile living accommodation over four floors, presented to the market in an immaculate walk-in condition. Further benefitting from a multitude of stylish fittings and finishings, fresh neutral decor, double glazed sash & case windows and gas central heating with cast iron radiators in principal rooms. This substantial property with many potential opportunities will make a superb family home with room to grow and would also suit extended family living. This is a must-view, and the only way to appreciate the workmanship and meticulous attention to detail throughout the property; you will not be disappointed.





The accommodation comprises, the front door leads into a vestibule & on to a bright traditional welcoming hallway. There are two principal ground floor rooms to the front of the property, flooded with natural light. The main lounge with its high ceiling, sash and case windows with wooden shutters. A wood burning stove is nestled in an ornate marble fire surround to adds a further touch of grandeur.



On the opposite side of the hall, there is the formal dining room with a fireplace that leads to a south-facing sitting room, which has a log effect gas stove. This room can be accessed from the main hallway, kitchen or dining room.





The bespoke in-frame oak dining kitchen with French door that leads to the garden and patio area is undoubtedly the heart of the house. This room is flooded with natural light as a result of triple aspect windows. A cream 5 oven gas & electric Aga provides touch of luxury. The kitchen also come with a fully integrated Miele dishwasher.



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There is further access to the garden from the utility room. A guest WC completes the ground floor accommodation.



An original carpeted staircase with mahogany balustrades leads to the upper levels. On the first landing, there is the main principal bedroom with two further double bedrooms, a luxurious family bathroom featuring a centrally located roll-top bath and a separate generous steam shower cubicle by Villeroy & Boch. A further family shower room is also available on this landing.



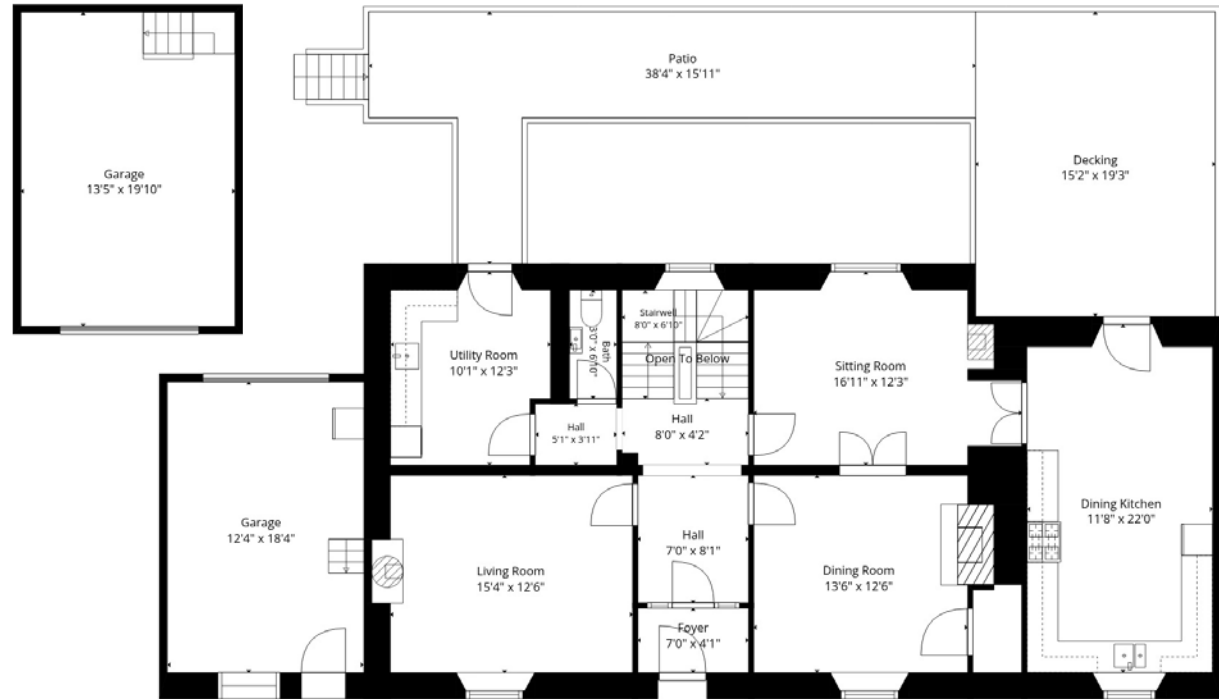




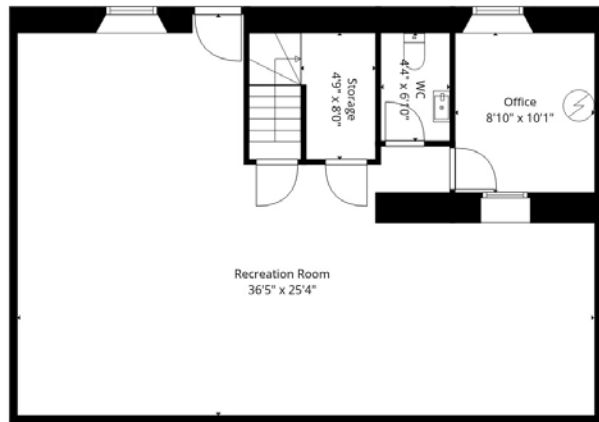
On the upper floor, there are two further double bedrooms with large dormer-style windows overlooking the fantastic gardens that flood the rooms with natural light and ample room for an assortment of large standalone furniture. In addition, there are ample storage cupboards throughout the property.



From the main ground floor hallway, you have access to the basement floor where you will find a recently renovated self-contained studio which is also accessed from the rear of the property. Currently being used for fitness classes but would offer opportunities for many uses and also incorporates a home office and guest WC.

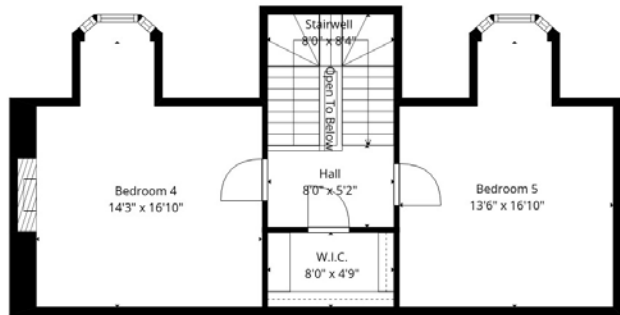


Ground Floor

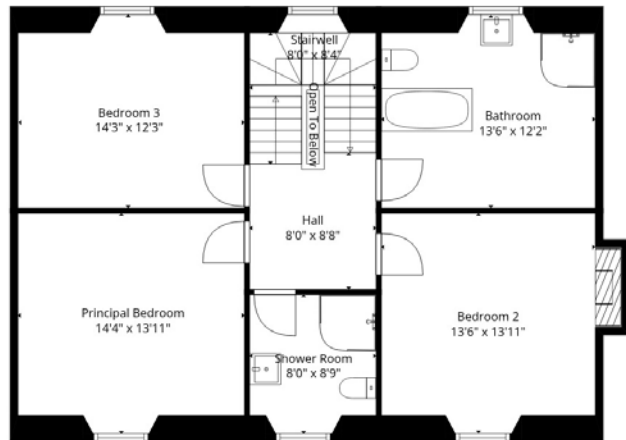


Lower Ground Floor

Gross internal floor area (m²): 337m²
EPC Rating: D



Second Floor



First Floor



Automated gated access to the side of the property allows vehicle and pedestrian access to the extensive south-facing walled garden, where you will find secure off-street parking for multiple vehicles. There is a single adjacent garage and a large detached garage and workshop. Both of which have power and light. This stunning walled and private garden is awash with colour throughout the year, with borders full of mature shrubs, plants and seasonal flowers, laid out with lawns with mature fruit trees. Established planting near the decking area adds a further degree of privacy. A fantastic summer house and large patio from the main house is the perfect spot for some alfresco dining, entertaining and enjoying the sun. The garden also provides a secure area for those with children and pets alike.







The idyllic country town of Huntly can trace its origins back as far as the 12th century, with its stunning castle dating back to 1376. Prosperity came to Huntly in the 18th century, largely brought by the linen manufacturing trade in 1731.

45 Duke Street is a traditional Victorian dwelling of circa 1866, and was initially one of the Doctor's houses for the town. Located in a favourable position with substantial south-facing garden grounds and is close to all local amenities.

There is primary and secondary education at the well-regarded Gordon Schools; locally, you have an NHS health centre, Community Hospital, a choice of major supermarkets, local shops, restaurants, and other eateries.

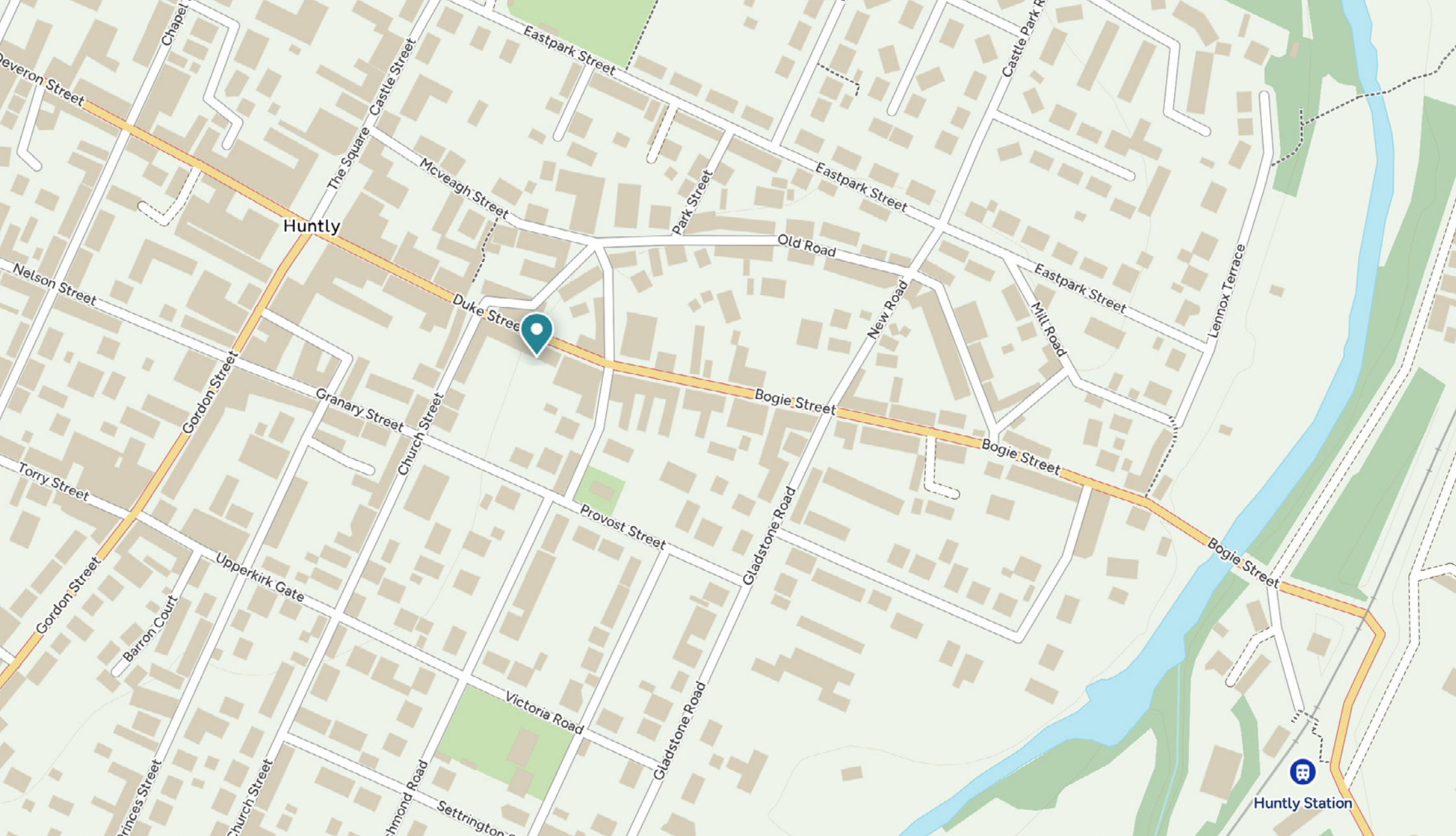
Huntly and the surrounding area have a multitude of sporting activities and pursuits. The River Bogie and Deveron are close by; both are renowned for their salmon and trout fishing.

Sports and leisure facilities locally include golf, bowling, cricket, football, a swimming pool with skiing at the Nordic Ski Centre, plus many more. Easy access to the nearby Cairngorm and Grampian mountains provides opportunities for hill walking and skiing.

The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey and castle trail. Huntly is located on the A96 main road approximately 39 miles from Aberdeen and 59 miles from Inverness; a comprehensive bus and rail network makes easy commuting to both cities.







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