

61 Old Road, Huntly

Offers Over **£234,500**

RE/MAX EVOLUTION



61 Old Road

Huntly

IMPRESSIVE THREE-BEDROOM HOME, THOUGHTFULLY UPGRADED WITH STYLISH KITCHEN/DINER, PRIVATE GARDEN AND VERSATILE CONVERTED OUTBUILDINGS INCLUDING PLAYROOM, OFFICE, STUDY/SNUG AND LOFT SPACE.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- ATTRACTIVE THREE-BEDROOM HOME
- THOUGHTFULLY UPGRADED BY THE CURRENT OWNERS
- SPACIOUS KITCHEN/DINER & COMFORTABLE LOUNGE
- VERSATILE CONVERTED OUTBUILDING WITH PLAYROOM & OFFICE
- STONE-BUILT OUTBUILDING WITH USEFUL LOFT SPACE
- ADDITIONAL STUDY/SNUG & PRIVATE GARDEN
- YOUR VERY OWN CLIMBING WALL

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Hallway
3' 5" x 13' 4" (1.04m x 4.06m)
Accessed directly from street level through an attractive grey exterior door incorporating two obscure glazed panels, the welcoming hallway creates an impressive introduction to the home. Generously proportioned and beautifully arranged, it provides access to all ground-floor accommodation, while an elegant curved staircase sweeps gracefully to the first-floor landing. A well-positioned window allows natural light to illuminate the staircase, further enhancing this striking architectural feature and the character of the interior.

Kitchen/Diner
24' 6" x 11' 8" (7.47m x 3.56m)
The bespoke kitchen/diner is a beautifully appointed and sociable space, featuring an attractive range of blue fitted base units complemented by wood-block worktops. A freestanding fridge freezer is complemented by a tall bespoke unit to one side, providing valuable additional storage. Further features include a range cooker with matching extractor hood, traditional Belfast sink and freestanding dishwasher, while shelving recessed neatly into the wall provides an attractive space for storage and display. An obscure-glazed window overlooks the front of the property, allowing natural light into the room while retaining privacy. The generous dining area provides ample space for a dining table with six chairs and a freestanding dresser, creating a welcoming setting for everyday dining and entertaining. Engineered oak flooring flows seamlessly from the hallway through the kitchen/diner and onwards into the sitting room, creating an attractive sense of continuity between the living spaces.

Living Room
13' 2" x 10' 6" (4.01m x 3.19m)
A warm and inviting lounge, accessed directly from the kitchen/diner and offering an attractive space in which to relax and unwind. A freestanding wood-burning stove provides an appealing focal point, adding warmth and character to the room. An



Floor 0 Building 1

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Approximate total area(1)

75.4 m²

811 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







COURTYARD

The property benefits from an attractive private courtyard, approached through blue double wooden gates which open into a shared access area. From this shared section, the property's own red double wooden gates provide access into the private courtyard, clearly defining the private outdoor space. Predominantly slabbed for ease of maintenance, the courtyard offers ample space for outdoor furniture and alfresco dining, creating an appealing setting for relaxing and entertaining. A dedicated bike shelter provides useful and convenient storage. From the courtyard, there is access to a charming stone-built building, incorporating a dedicated Studio with its own separate entrance and offering excellent versatility. A further single red wooden door provides access to an additional room, currently featuring a climbing wall, creating an excellent recreational or hobby space. A ladder provides access to useful loft storage above.

REAR GARDEN

The attractive walled rear garden is accessed via steps leading up from the courtyard and provides a private and established outdoor space. Predominantly laid to lawn, the garden is complemented by a variety of mature shrubs and fruit trees, together with a greenhouse. The garden also provides access to the property's versatile additional accommodation. From the lawn, separate sets of wooden steps lead to each area: to the right, steps provide access to the playroom and home office, while to the left, a further set of steps leads to the study/snug. Each area benefits from its own independent entrance, making these spaces particularly well suited to home working, family use or hobbies.

ON STREET

1 Parking Space

On-street parking is available directly outside and within the immediate vicinity of the property.



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