




McEwan Fraser Legal

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58 Bogie Street

HUNTLY, ABERDEENSHIRE, AB54 8DX



HUNTLY, ABERDEENSHIRE

The Idyllic Country Town of Huntly can trace its origins back as far as the 12 Century, with its stunning castle dating as far back as 1376; Prosperity came to Huntly in the 18th century brought largely by the Linen Manufacturing trade in 1731.

The river Deveron & Bogie are on your doorstep both are renowned for their salmon and trout fishing. Sports and Leisure facilities locally include golf, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more. Easy access to the nearby Cairngorm & Grampian Mountains provides opportunities for hill walking & skiing. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey & Castle Trail. Huntly is located on the A96 main road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on the mainline rail and other public transport networks.

58 Bogie Street is rumoured to be one of the oldest dwellings in Huntly with a dated stone of around 1750. Located in a favourable position with substantial garden grounds and close to all local amenities. 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.





KITCHEN



HALL



LOUNGE



58 BOGIE STREET

58 Bogie Street is a grade B listed building of traditional stone and slate design which has recently undergone a comprehensive bare brick & roof renovation to the highest of standards by the current owners using professional trade's personnel.

Offering spacious living accommodation over two levels the property exudes grandeur with superior fittings and furnishings, with fresh neutral decor throughout, stunning open plan dining kitchen with quality integrated appliances. Further benefiting from custom built sash & case windows, gas central heating with underfloor heating on the upper level. The well-coming reception room has a bare brick wall with multi-fuel fire which just adds to the appeal of this property.

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; From the back door and upper floor, Hallway with

access to the guest W/C and opposite to the Utility room, through to the spacious open plan upper floor which consists of multiple windows which allow the property to fill with natural light, a stunning quality kitchen with superior integrated appliances, dining area and large reception area with multi-fuel fire as its main focal point. A carpeted stairway leads down to the ground floor where you find a spacious master bedroom with en-suite shower room, two further double bedrooms all three have fitted wardrobes, a modern family bathroom with a shower over the bath completes the accommodation. Access to the front garden is from the ground floor.

Gardens/ outside: A gated side entry to the property allows access the extensive garden which is partially walled and fenced along its perimeter, laid mostly to lawn with extensive planting of mature trees, seasonal plants and shrubs, the garden due to its size has huge potential, mostly private and a fantastic space to enjoy the sun and for entertaining.



BEDROOM ONE



BATHROOM



EN-SUITE



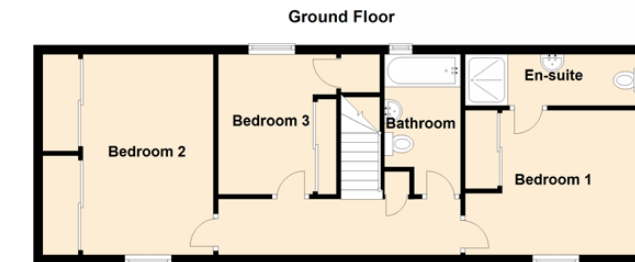
BEDROOM TWO



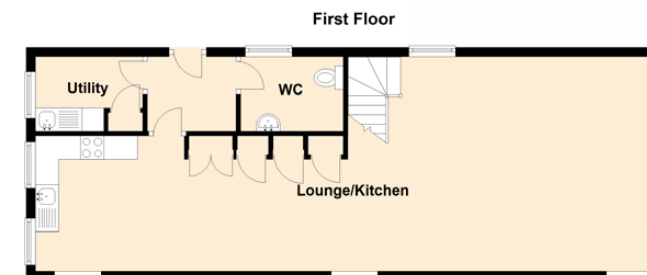
UTILITY



PROPERTY SPECIFICATIONS



Ground Floor



First Floor

Approximate Dimensions (Taken from the widest point)

Ground Floor

Bedroom 1 3.90m (12'10") x 3.20m (10'6")
 En-suite 3.80m (12'6") x 1.10m (3'7")
 Bedroom 2 4.30m (14'1") x 2.80m (9'2")
 Bedroom 3 3.30m (10'10") x 3.00m (9'10")
 Bathroom 3.10m (10'2") x 1.80m (5'11")

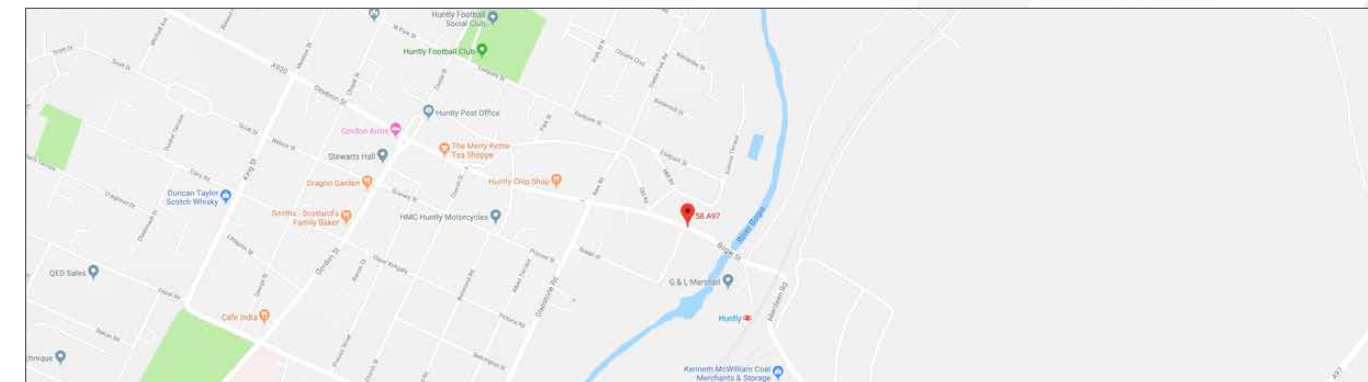
First Floor

Lounge/Kitchen 13.70m (44'11") x 4.50m (14'9")
 Utility 2.30m (7'7") x 1.60m (5'3")
 WC 2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m²) 125m² || **EPC Rating C**

Extras (Included in the sale) All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale.

Services: Mains water & drains, Mains electricity & Gas central heating





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Part
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Text and description
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