

45 Green Road

HUNTLY, ABERDEENSHIRE, AB54 8BE



Spacious one bedroom flat in immaculate walk-in condition close to all amenities



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45 Green Road is located in a desirable residential location of Huntly and is presented to the market in a walk-in condition, completed approximately 25 years ago. The property is protected by a security entry system leading to the entrance hall and a well-kept traditional communal stairway. This spacious first and top-floor flat in a block of six is decorated throughout in a fresh neutral tone, with its generous-sized accommodation with full double glazing, electric storage heating and fantastic location this property is a must-view and would be a superb first-time purchase or a fantastic Buy-To-Let investment. Early viewing is highly recommended.

THE LOUNGE



The front door provides access to a good-sized front hall with a large storage cupboard housing the water tank, fuse box, electric meter and ceiling light fitment. The spacious lounge with its bay window is flooded with natural light and allows ample space for a dining area and a choice of standalone furniture, it is also open plan to the kitchen. The kitchen is accessed from the lounge; with ample wall and base units with complementary worktops; an integrated extractor fan with a free-standing electric cooker, a fridge/freezer and a washing machine.

THE KITCHEN





The double bedroom to the rear of the property has a built-in triple mirror wardrobe with sliding doors. The modern shower room consists of a large corner shower, WC and wash hand basin. There is ample storage throughout the property with additional storage in the attic.

THE SHOWER ROOM



THE BATHROOM

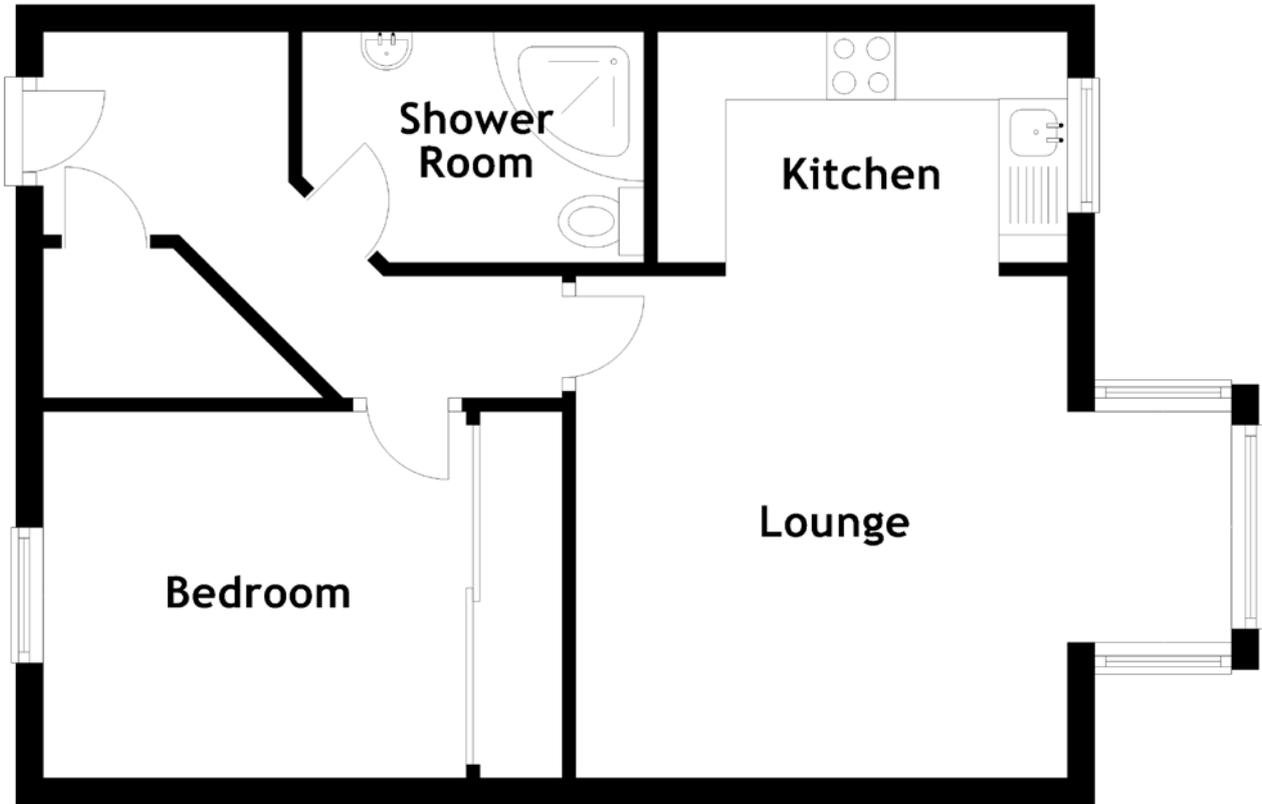


Externally, there is a communal car park for several cars with visitor spaces and a large drying green with rotary dryers to the rear of the property.

EXTERIORS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



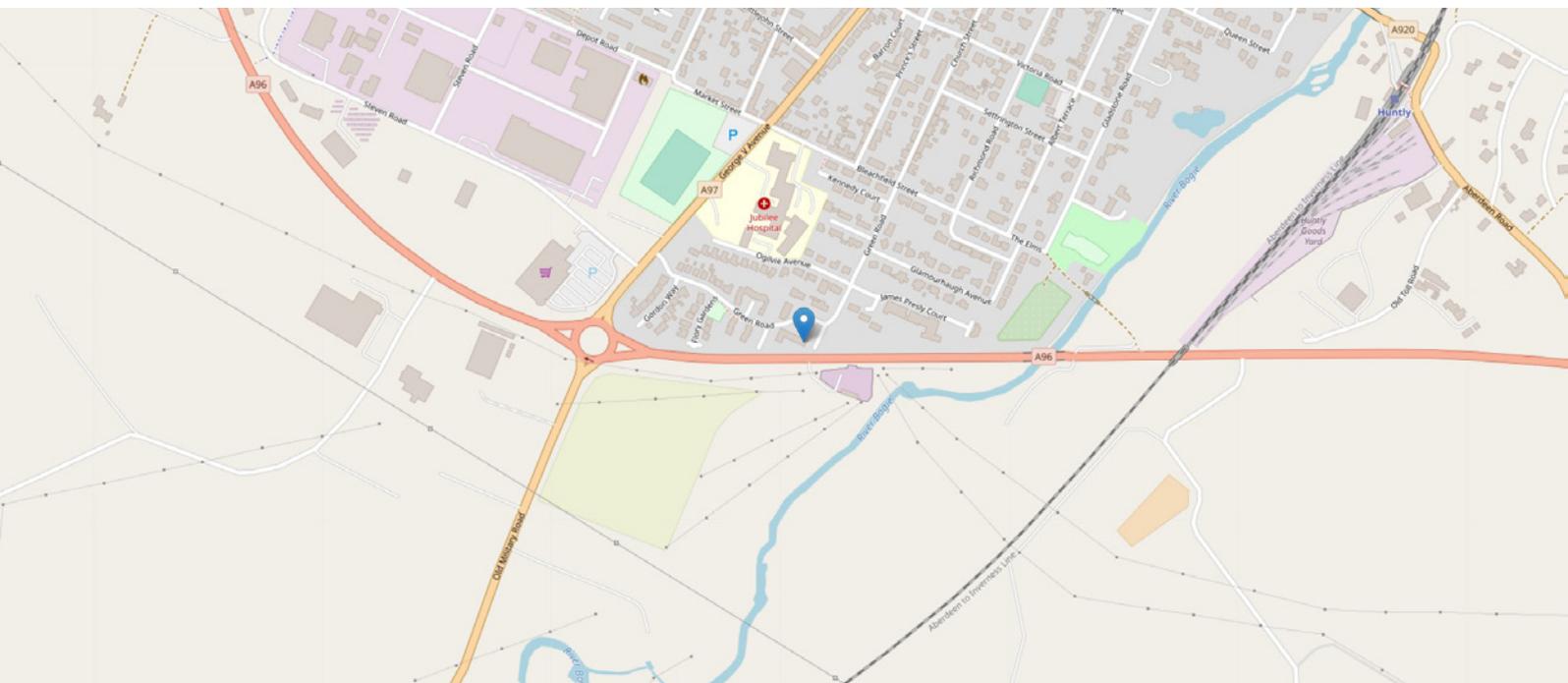
Approximate Dimensions(Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 1.70m (5'7")
Shower Room	2.50m (8'2") x 1.70m (5'7")
Bedroom	3.10m (10'2") x 2.70m (8'10")

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, kitchen appliances, light fittings and soft furnishings.

Gross internal floor area (m²): 43m² | EPC Rating: D

Note: A factor is employed for the upkeep of the communal internal areas, garden grounds and the car park.



THE LOCATION

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. 45 Green Road is located in a popular residential position close to all local amenities, with 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 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.



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