

58 Bogie Street

HUNTLY, ABERDEENSHIRE, AB54 8HF



Meticulous renovation of a stunning detached stone and slate dwelling, substantial garden grounds, close to all amenities and railway station



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58 Bogie Street is a grade B-listed building of traditional stone and slate design which has previously undergone a comprehensive bare brick and roof renovation to the highest of standards with the use of professional trades personnel evident at every turn. Offering spacious living accommodation over two levels the property exudes grandeur with superior fittings and furnishings, fresh neutral decor throughout, stunning open-plan dining kitchen with quality integrated appliances. The property further benefits from custom-built sash and case windows, and gas central heating with underfloor heating on the upper level. The welcoming reception room has a bare brick wall with a 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 LOUNGE/KITCHEN



There is a stunning quality kitchen with superior integrated appliances, a dining area and a large reception area with a bare brick wall and a multi-fuel fire which just adds to the appeal of this property.



THE UTILITY & WC





A carpeted stairway leads down to the ground floor where you find a spacious master bedroom with an en-suite shower room and two further double bedrooms. All three have fitted wardrobes.

The modern family bathroom with a shower over the bath completes the accommodation.

Access to the front garden is from the ground floor.

THE BATHROOM



BEDROOM 1



a spacious master bedroom
with an en-suite shower room



BEDROOM 2



BEDROOM 3

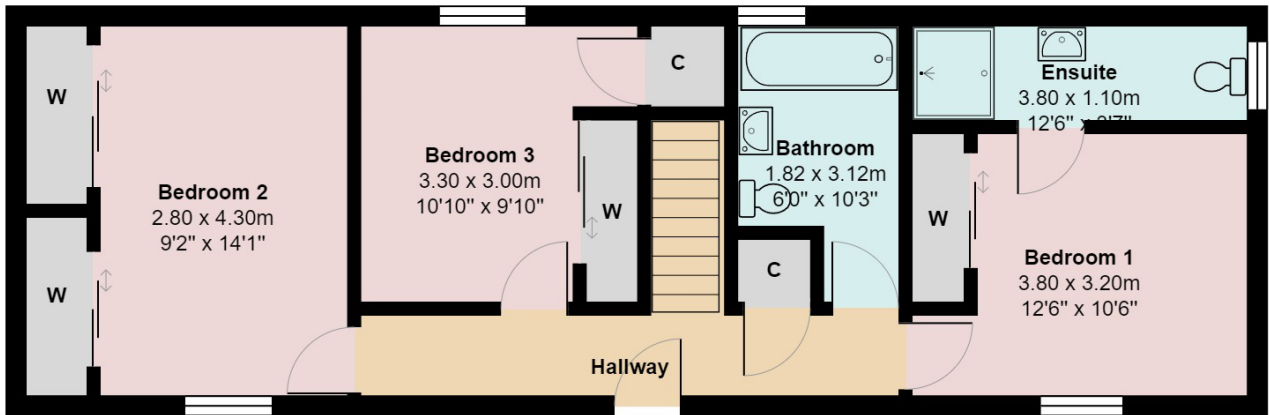
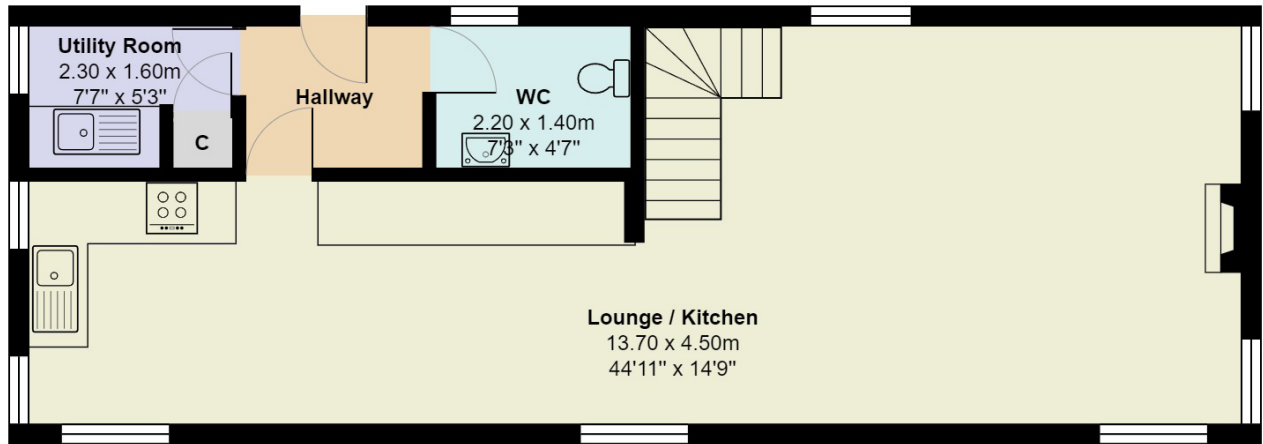


Externally, a gated side entry to the property allows access to the extensive garden which is partially walled and fenced along its perimeter, laid mostly to lawn with extensive planting of mature trees, seasonal plants, and shrubs. The garden due to its size has huge potential, mostly private and a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

EXTERNALS



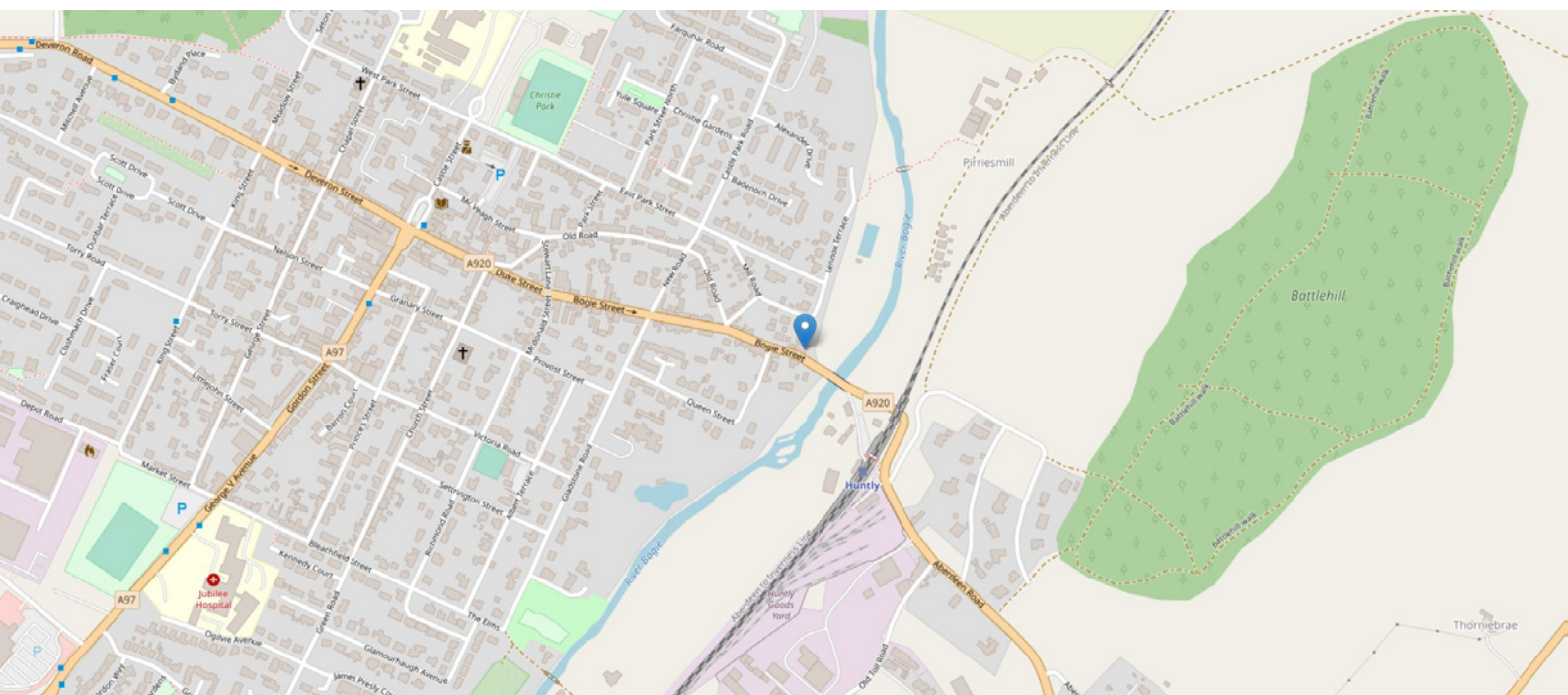
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

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

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale.



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





Primary and secondary education are at the well-regarded Gordon Schools, 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 on your doorstep 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 whisky country and its popular whisky 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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Exchange
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