

75 Gordon Street

HUNTLY, ABERDEENSHIRE, AB54 8ES



EXCEPTIONALLY SPACIOUS TWO-BEDROOM END-TERRACE PROPERTY



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





75 Gordon Street is a fantastic opportunity to purchase an exceptionally spacious two-bedroom end-terrace property with a fabulous landscaped rear garden and off-road parking. This spacious, well-presented property has been refurbished and redecorated to a high standard. The property boasts many features, fresh neutral décor throughout and recent floor coverings. The property is set over two levels and is in pristine walk-in condition.

You enter the accommodation in the hallway, which accesses the ground floor accommodation. On this level are a bright lounge, an immaculate, modern family shower room perfect for assisted living, a contemporary kitchen/diner with generous base and wall-mounted units with contrasting work surfaces and a spacious private sun room to the rear of the property, which leads to the outstanding rear garden.

Climbing the stairs are two double bedrooms on the upper floor, one benefiting from fitted wardrobes plus a recently refurbished family bathroom with shower over bath. This property offers bright, generously sized accommodation, with full UPVC double glazing and gas central heating throughout.





The Kitchen



“...A SPACIOUS
PRIVATE SUN
ROOM TO THE
REAR OF THE
PROPERTY,
WHICH LEADS
TO THE
OUTSTANDING
REAR
GARDEN...”







Bedroom 1

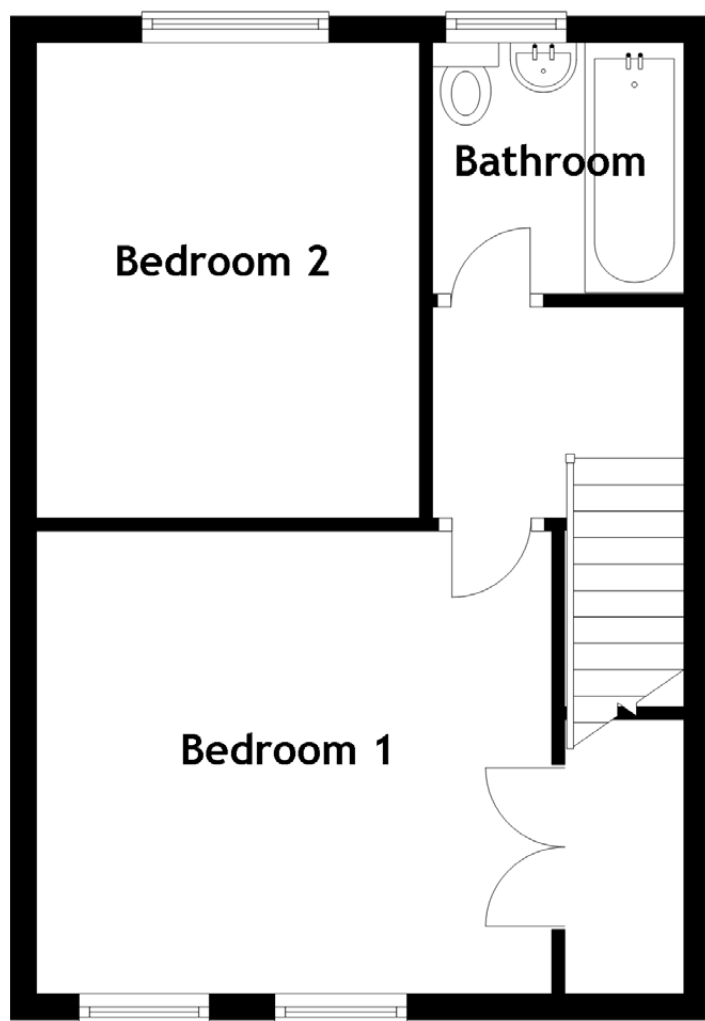
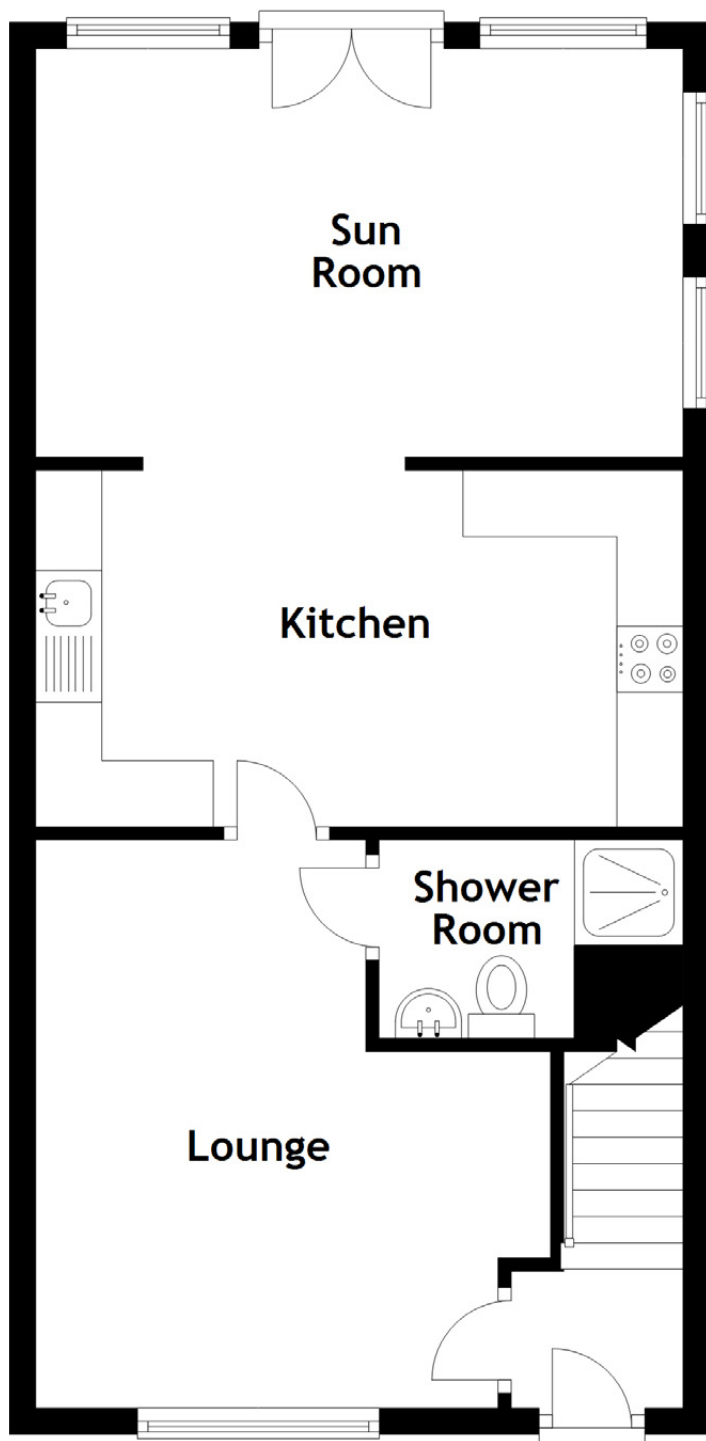




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'9")	Shower Room	2.30m (7'7") x 1.50m (4'11")
Kitchen	4.90m (16'1") x 2.70m (8'10")	Bathroom	1.90m (6'3") x 1.90m (6'3")
Sun Room	4.90m (16'1") x 3.10m (10'2")		
Bedroom 1	3.90m (12'9") x 3.50m (11'6")	Gross internal floor area (m ²): 87m ²	
Bedroom 2	3.60m (11'10") x 2.90m (9'6")	EPC Rating: C	

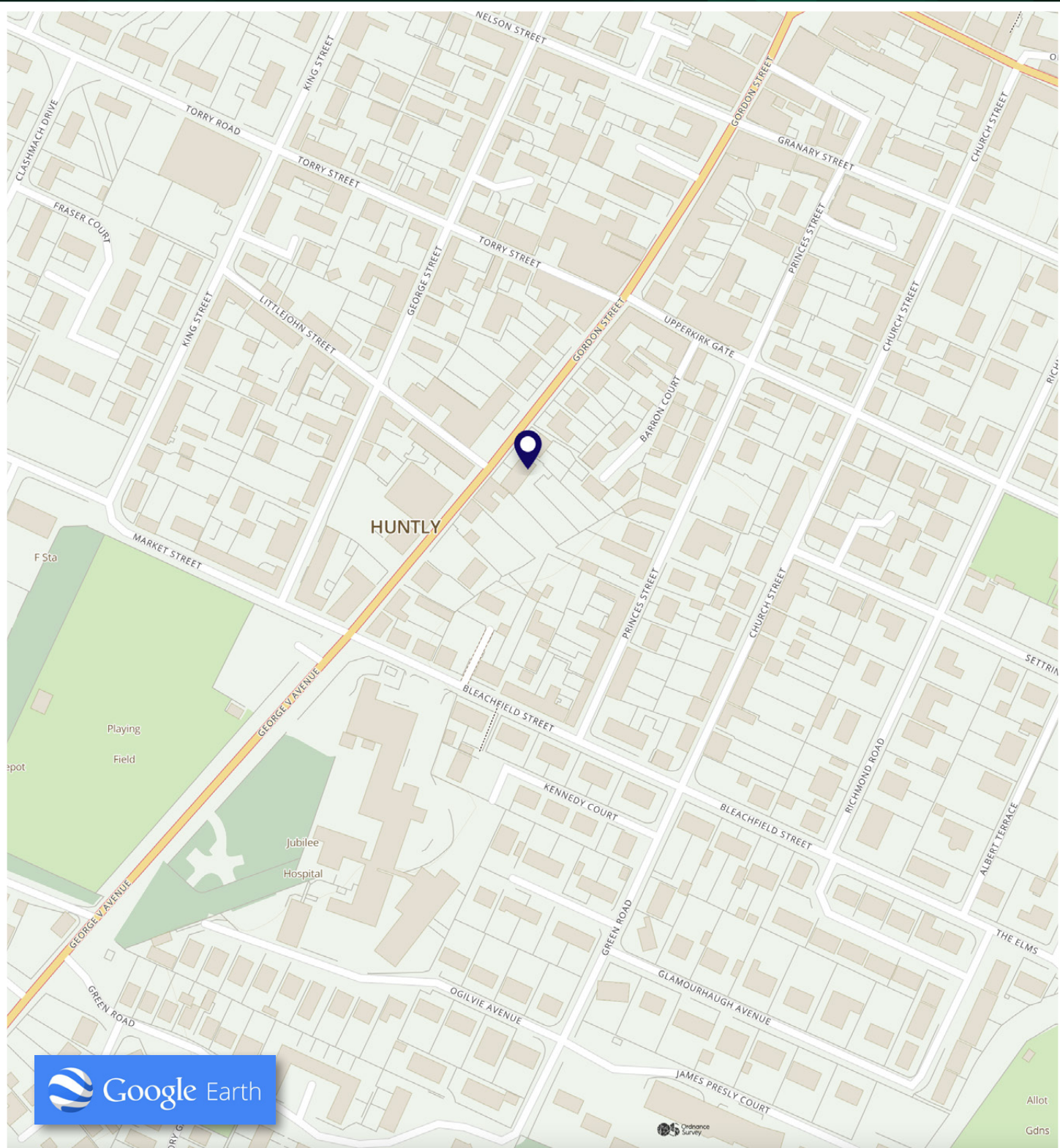
To the front of the property is a fully tarmacked off-road car-parking area sufficient for four cars. To the property's rear is a long landscaped rear garden with a crazy paving path and garden shed, again laid to lawn with a stone wall and wooden fence, making this a safe environment for children and pets alike.





The idyllic country town of Huntly can trace its origins back as far as the 12th century, with its stunning castle dating as far back as 1376. Prosperity came to Huntly in the 18th century, brought mainly by the linen manufacturing trade in 1731. 75 Gordon Street 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 also 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. Sports and leisure facilities locally include golf, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more. The River Deveron & Bogie are on your doorstep; both are renowned for their salmon and trout fishing. Easy access to the nearby Cairngorm & Grampian Mountains provides hill walking and skiing opportunities. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its famous whiskey and castle trail.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.