

54 Old Road

HUNTLY, AB54 8ED



*Spacious three bedroom detached home,
close to all amenities*



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54 Old Road is of traditional granite stone and slate design which has recently undergone a comprehensive bare brick and roof off renovation to the highest of standards by the current owner, the use of professional trades and skilled workmanship is evident at every turn.

The property offers spacious versatile living accommodation over two levels with superior fittings and furnishings, with fresh neutral decor throughout, stunning dining kitchen with quality integrated appliances, further benefiting from sash and case full double glazing and gas central.

Undoubtedly this property will make a fantastic family home and is a must view. The only way to appreciate the workmanship and meticulous attention to detail throughout the property is to view. You will not be disappointed.

THE LOUNGE



The accommodation comprises a spacious bright hall that allows access to all areas, with a bespoke solid oak double stairway leading to the first floor, access to the main lounge, multiple windows and a single patio door to the garden flood this room with natural light.

THE KITCHEN



A stunning quality kitchen with extended dining area, superior integrated appliances with numerous base and wall mounted units with contrasting work surfaces. A family shower room complete the ground floor accommodation.



THE SHOWER ROOM





The split level solid oak stairway leads to the upper floors where you have the master bedroom, two further double bedrooms and a modern family bathroom with a shower over the bath completing the accommodation.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

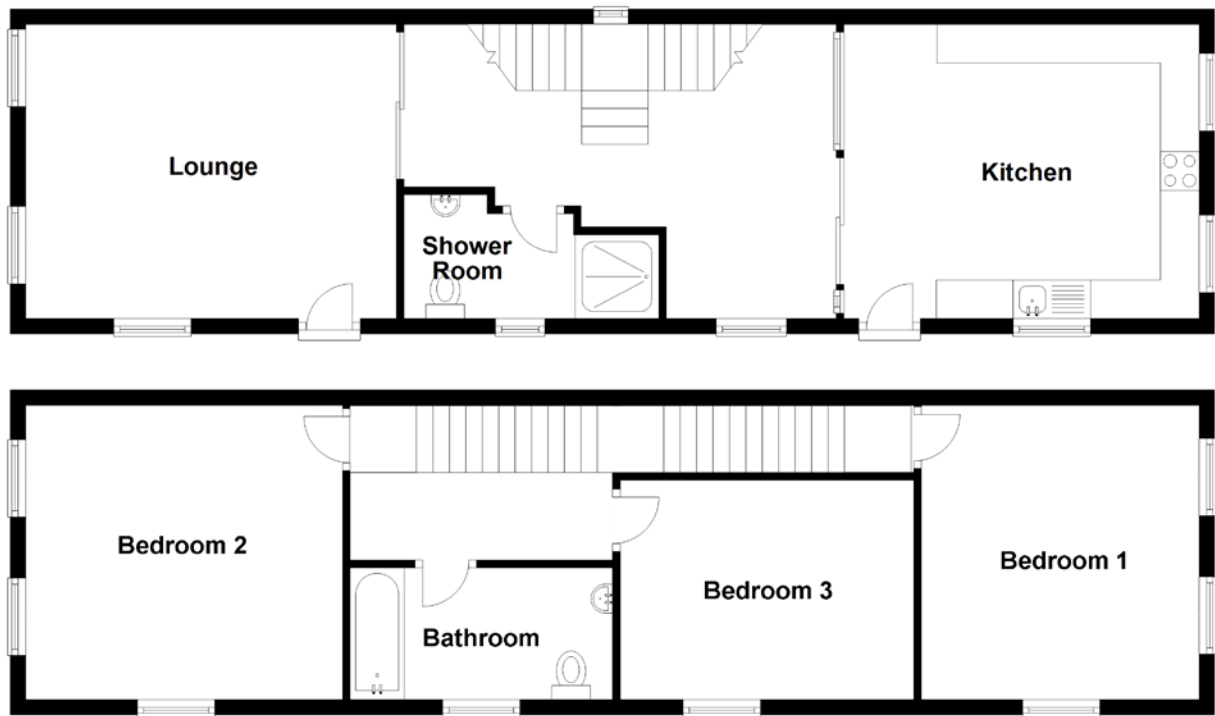


The gated side entry to the property allows access to the extensive garden which is partially walled or fenced along its perimeter, laid mostly to lawn with sporadic planting of some seasonal plants and shrubs, gated and fenced on all which makes for a safe environment for children and pets alike and a fantastic space to enjoy the sun and for entertaining.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	4.60m (15'1") x 3.90m (12'10")
Shower Room	3.30m (10'10") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 4.00m (13'1")
Bedroom 3	3.80m (12'6") x 2.70m (8'10") pl

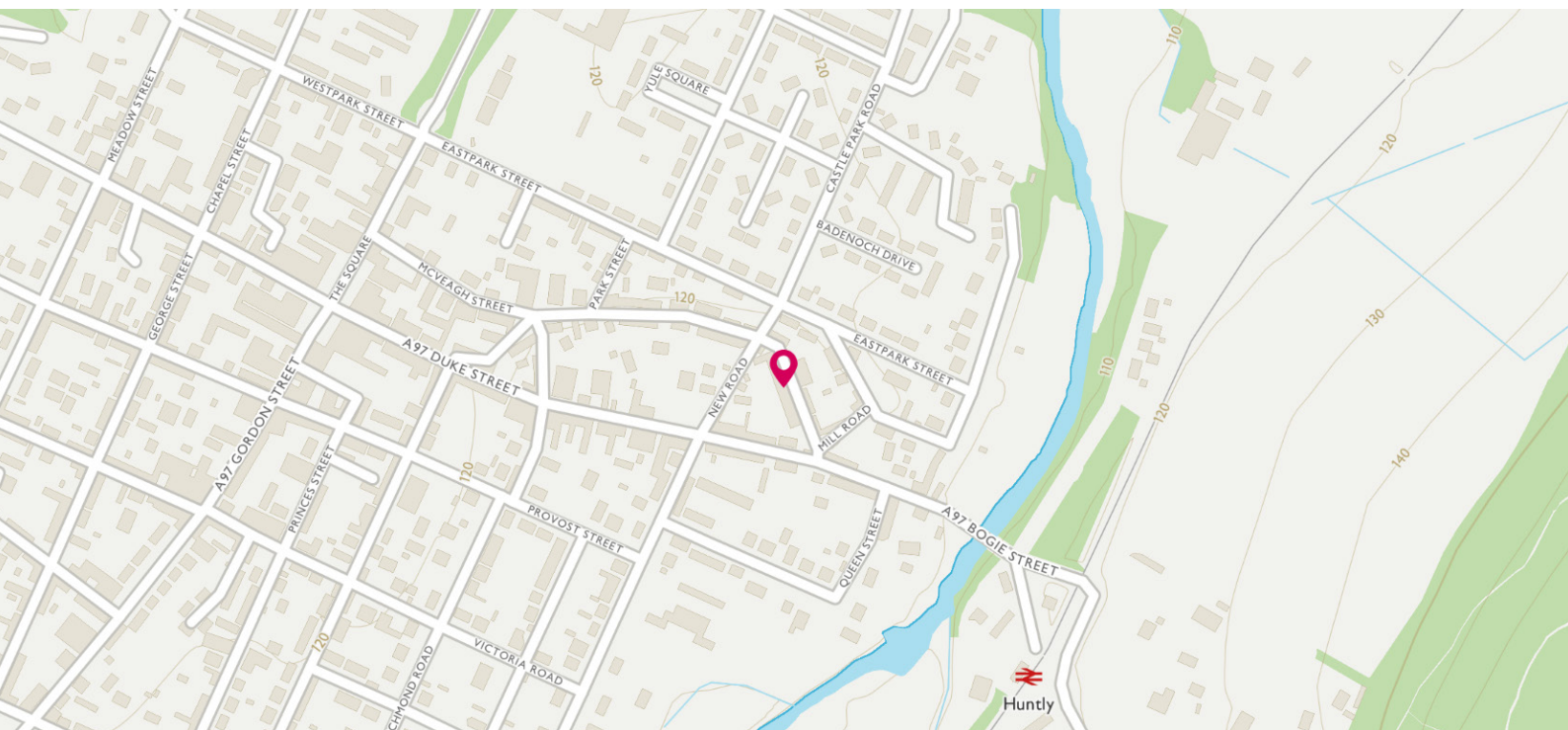
Bathroom

3.40m (11'2") x 1.70m (5'7")

Gross internal floor area (m²): 121m²

EPC Rating: C

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



THE LOCATION

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 largely by the linen manufacturing trade in 1731.





54 Old 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 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. 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 and skiing. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey and 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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