




McEwan Fraser Legal
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3A Bogie Street
HUNTLY, ABERDEENSHIRE, AB54 8DX

HUNTLY

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.

Primary and secondary education is available at the highly 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 Rivers Deveron & Bogie are on your doorstep both are renowned for their salmon and trout fishing. Leisure centres, swimming pool, other sporting activities include golf, bowling, cricket, football, 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.



3A BOGIE STREET

3A Bogie Street is a grade B listed 4 bedroom upper townhouse build of traditional stone and slate design, circa late 1890, offering spacious living accommodation over two upper levels.

The current owners during their tenure have modernized and upgrade throughout, but have retained many original features. In addition the property further benefits from recently fitted gas central heating and fresh decor throughout.

Access through the vestibule with original quarry tiles, which in turn leads to the traditional stairwell. There are three principal rooms on the ground floor providing flexible accommodation. The spacious formal lounge with its bay window and working fireplace, the huge bay window and fireplace adds a touch of grandeur and floods this room with natural light. A second reception room with wood fire can also be utilized as bedroom four and allows access to the balcony. The dining kitchen is fitted with modern floor and wall mounted units, with contrasting wooden worktops and quality integrated appliances and allows access to the large wash/utility room. A carpeted staircase with wooden balustrade leads to the second-floor landing where there is the master bedroom with bay window and two further large double bedrooms, a centrally located recent fitted modern family bathroom with a shower over the bath completes the accommodation on the upper floor. Access to the rear of the property is from the half landing where you have further storage facilities including a large store room.



BEDROOMS & BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.90m (12'10")
Kitchen	5.10m (16'9") x 3.70m (12'2")
Bedroom 1	5.20m (17'1") x 3.90m (12'10")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")
Bedroom 3	4.30m (14'1") x 2.80m (9'2")
Bedroom 4	3.70m (12'2") x 3.20m (10'6")
Laundry Room	3.20m (10'6") x 2.80m (9'2")
Bathroom	2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 138m² | EPC Rating: D

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



A gated side entry to the property allows access the rear garden where off-street parking is available for multiple vehicles on the driveway or in the single garage. A separate shared walled garden is immaculately maintained laid mostly to lawn with borders containing shrubs, plants and seasonal flowers a fantastic safe environment for those with children or pets and a perfect spot for entertaining and enjoying the sun.




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