

4 King Street

HUNTLY, AB54 8DH



Traditional semi-detached two-bedroom stone and slate dwelling. Close to all amenities and arterial routes.



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4 King Street Huntly is of a traditional stone and slate design which has been upgraded to a high standard by the current owner. The use of professional trades and quality materials is evident throughout. The property offers spacious versatile living accommodation over two levels with superior fittings and furnishings, fresh neutral decor throughout, a stunning dining kitchen with some integrated appliances and further benefiting from full double glazing and gas central heating. Undoubtedly this will make a fantastic family home or would suit the professional couple with its easy commute to Aberdeen. The property is a must-view, you will not be disappointed.

THE LOUNGE



The hall allows access to all areas including the back door to the garden, and a spacious lounge full of natural light from the dual-aspect window and patio doors to the garden.

THE KITCHEN



A stunning quality kitchen with an extensive dining area and superior integrated appliances with numerous base and wall-mounted units with contrasting work surfaces.





A carpeted staircase with a wooden balustrade leads to the upper floor where you have two huge double bedrooms, both have fitted be-spoke wardrobes and cupboards. A modern family bathroom with a shower over the bath completes the accommodation. In addition, there are ample storage cupboards on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2

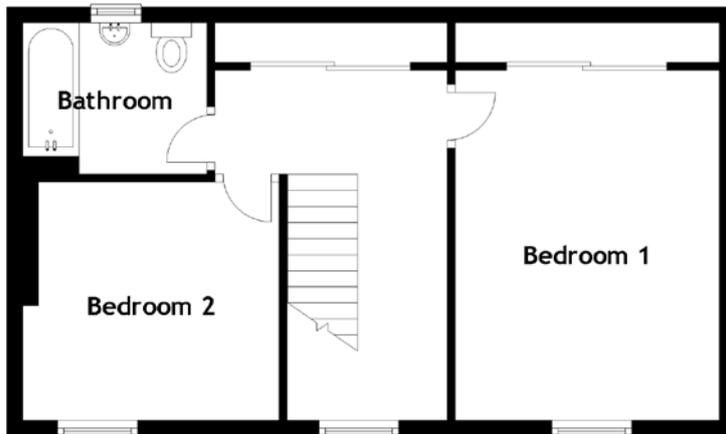
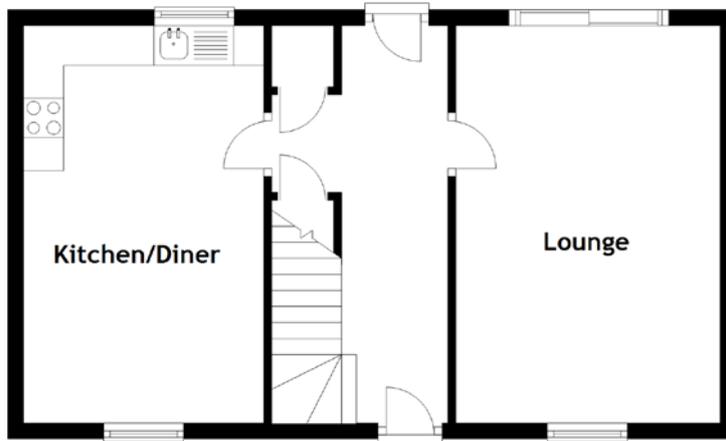


Free on-street parking is available immediately in front of the property, a gated side entry to the property allows access to the rear garden which is partially walled and fenced along its perimeter, laid mostly to lawn with sporadic planting of some seasonal plants and shrubs. Gated and fenced on all sides it makes for a safe environment for children and pets alike and is a great space to enjoy the sun and for entertaining. A wooden summer house and garden shed complete the garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

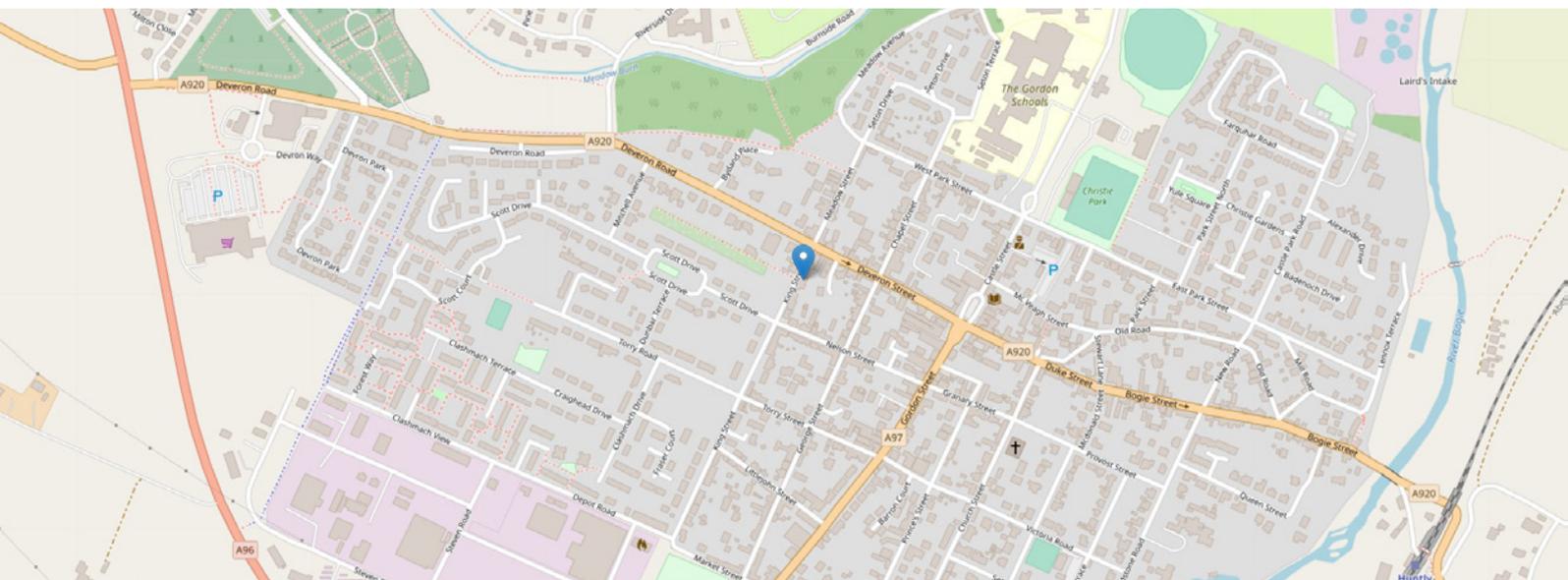


Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen/Diner	5.00m (16'5") x 3.00m (9'10")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bathroom	2.30m (7'6") x 1.90m (6'3")

Gross internal floor area (m²): 92m²
EPC Rating: D

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





The property 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 close by, 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 and the Grampian Mountains provides opportunities for hill walking & skiing. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whisky country and its famous whisky 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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