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**2B MEADOW STREET, HUNTLY, AB54 8DD**



**Two Bedroomed Self Contained First Floor  
Apartment with Exclusive Parking**

OFFERS OVER  
**£130,000**

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## Accommodation Overview

**Vestibule and Stairs, Lounge/Kitchen/Dining, Two Bedrooms and Bathroom. Exclusive Parking.**

Centrally located and part of a much sought after block of six self contained apartments with exclusive parking. This two bedroomed self contained first floor apartment is within easy walking distance of the local supermarket, swimming pool, the local park, primary school and the Academy as well as transport links on the A96 north and south. The accommodation includes the entrance vestibule and staircase to the first floor which displays all the oak veneer doors and leads to the fabulous lounge/dining and kitchen on open plan with three sets of windows. There are two double bedrooms and the bathroom with white suite and over bath shower. Designated parking.



## Vestibule and Staircase

**2.20m (7'5") approx. at widest**

The part glazed door gives entry into vestibule which has a cupboard containing the meter below the window and a high cupboard containing the fuse box. Stairs lead to the first floor which includes a built-in cupboard and displays all the oak display veneer doors and is fitted with oak effect laminate flooring. Built-in store cupboard with hatch to loft space which is the full length of the property. Telephone point.

## Lounge/Kitchen/Dining

**4.30m x 4.20m (14'1" x 13'9") approx.**

Dual aspect, this spacious lounge/kitchen/dining is on open plan with oak effect laminate flooring and two windows which fill the room with natural light. The kitchen area incorporates white high gloss units at high and low level and wood effect work surfaces, matching splashback areas and a stainless steel sink. The electric hob, stainless steel hood, oven and integral slim line dishwasher will be included. Space is provided for a fridge/freezer and washing machine. This room, on open plan is ideal for family gatherings. Telephone, TV and Sky cable. Smoke alarm.



## Main Bedroom

**3.60m x 2.90m (12'0" x 9'0") approx.**

Full of character this "L" shaped room, with a recessed window to Meadow Street includes a built-in store cupboard and concealed fittings and wiring with a power point for a wall mounted television.

## Bedroom 2

**3.40m x 3.00m (11'2" x 10'0") approx.**

Bright double bedroom with window overlooking the carpark and a fitted with concealed fittings and wiring with power point and for a wall mounted TV.

## Bathroom

**2.10m x 1.80m (7'1" x 6'0") approx.**

Bright bathroom with chrome ladder heated towel rail and white w.c. and wash hand basin below a deep ledge with shaver point above and adjacent to the window. The bath, with wet wall linings includes a mains shower above.



## Parking

There is exclusive parking accessed from Meadow Street.

## Location

Huntly is a busy market town situated on the A96. The town has a variety of leisure amenities including 18 hole golf course, swimming pool with fitness suite, all weather pitch, bowling green and cricket ground. There is also a health centre and Hospital and a wide range of shopping facilities including two new supermarkets. There is a nursery, primary and secondary education. There are rail and road links for commuting both north and south.

## Directions

From the A96 travelling north carry on beyond the Asda roundabout and turn next right passing Tesco and continue along Deveron Road. Pass the park where the properties are then on the left hand side with carpark access on Meadow Street.





## Notes

Gas combi central heating, currently under warranty. Double glazing. EPC=B. The electric hob, stainless steel hood and integrated slim line dishwasher are included. Exclusive parking.

## Viewing

Please telephone 07801 434850 or the Selling Agent's Inverurie Office.

## Office Reference: INV/NT/Inverurie

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