

**Raeburn  
Christie  
Clark &  
Wallace**

**for life & business**

**Aberdeen**

399 Union Street  
AB11 6BX  
Tel 01224 56 46 36

**Banchory**

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

**Ellon**

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

**Inverurie**

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

**Stonehaven**

1 Market Buildings  
AB39 2BY  
Tel 01569 76 29 47

**E-mail:**

[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**GLENBURN, 19 CASTLE STREET, HUNTLY, AB54 8BP**



**Impressive B Listed Six Bedroomed  
Detached Villa with Garage**

OFFERS OVER  
**£310,000**



## Accommodation Overview

**Entrance Vestibule, Reception Hall, Lounge, Dining Kitchen, Dining Room, Utility Room, Cloak/W.C. First Floor: Three Double Bedrooms, Bathroom. Lower Ground Floor: Three Double Bedrooms with En Suite.**

Rarely does the opportunity arise to purchase a property of this style within the town centre for which we are delighted to offer for sale. This substantial property seamlessly combines modern living whilst retaining many original features including high ceilings and ornate corning and ceiling roses. The magnificent reception hall oozes character and leads to a stunning lounge with access to rear garden, well equipped farmhouse style dining kitchen, beautiful dining room and finally a handy utility room. The curved staircase leads to three double bedrooms and bathroom on the first floor and the lower ground floor has three double bedrooms all with en suites. The low maintenance garden ground to the front is laid in gravel and interspersed with mature shrubs whilst the rear has a secluded seating area which benefits from the afternoon sun. Off street parking is available at the rear. Viewing of this unique family home is essential to fully appreciate the quality of accommodation.



## Entrance Vestibule

Hardwood double doors to front open into the vestibule which has tiled flooring and opaque glass door to:-

## Reception Hall

A wide and welcoming hall with stunning hand painted corning and fitted carpet. Staircase to lower ground floor and upper level accommodation.

## Lounge

**6.90m x 4.80m (22'6" x 15'7") approx.**

Full of characterful features with glass door and full height windows leading to sheltered and secure rear garden. It also incorporates an ornate mantle housing a wood burning stove. Fitted carpet.

## Dining Kitchen

**5.30m x 4.60m (17'4" x 15'1") approx.**

This beautifully co-ordinated kitchen incorporates farmhouse style wall and base fitted cupboards with inset Range cooker. A centre island unit provides further storage and incorporates a drainer sink with dishwasher below. Karndean flooring. Window to front and access to:



## Dining Room

**8.60m x 2.75m (28'2" x 9'0") approx.**

A stunning addition to the property this room has French doors to side and rear and double windows to front ensuring a generous flow of natural light. Space for family dining table, chairs and additional furniture.

## Inner Hall

Built-in double cupboards and access to cloaks/w.c fitted with w.c and wash hand basin with tiled splashback.

## Utility Room

**3.10m x 3.00m (10'2" x 9'8") approx.**

Plumbed for washing machine. Built-in shelving, cupboards and worktop space. Opaque window to side. Access to garage.

## First Floor

The curved staircase features an opaque window to rear and further window to front with built-in seating area below.

## Bedroom 1

**4.80m x 4.50m (15'7" x 14'8") approx.**

A beautifully appointed room with sash and case window to front and built-in seating area below. Ample built-in wardrobes. Fitted carpet.



## Bedroom 2

**4.80m x 4.30m (15'7" x 14'1") approx.**

Presented in calming tones with fitted carpet. Built-in triple wardrobes and window to rear.

## Bedroom 3

**4.80m x 2.50m (15'7" x 8'2") approx.**

Generous double room overlooking the rear garden and with fitted carpet.

## Bathroom

**3.50m x 2.10m (11'5" x 6'9") approx.**

Spacious room incorporating a w.c., wash hand basin, bidet and corner bath with overhead shower. Built-in shelved linen cupboard. Opaque window to side.

## Lower Ground

Built-in shelved linen cupboard and further walk-in storage cupboard. Fitted carpet. Glass door to rear garden.

## Bedroom 4

**3.70m x 3.50m (12'1" x 11'5") approx.**

Fitted carpet and window to side with built-in seating area. Access to en suite with w.c., wash hand basin and tiled shower enclosure. Tiled flooring.





## Bedroom 5

**4.45m x 3.90m (14'6" x 12'8") approx.**

Overlooking the side and with fitted carpet. Access to en suite wet room fitted with w.c., wash hand basin and tiled shower area and flooring.

## Bedroom 6

**4.50m x 3.00m (14'8" x 9'8") approx.**

Window to side and fitted carpet. Access to en suite with w.c., wash hand basin and tiled bath area with overhead shower and side screen.

## Outside

Parking is available at the rear which leads to the single garage. The front garden is laid in gravel chip with mature shrubs and a small lawn at the side of the property. The rear garden is laid in a mix of paving slabs and pebbles incorporating a sheltered seating area. Stone built shed to side has water with a drying area adjacent.



## 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 nursery, primary and secondary education. There are rail and road links for commuting both north and south.

## Directions

From Aberdeen, travel on the A96 Aberdeen to Inverness road and on reaching Huntly, turn right at the first roundabout and go straight ahead at the crossroads onto Gordon Street. Continue through the centre of Huntly onto Castle Street and Glenburn is the last property on the right.



## Notes

Timber single and uPVC double glazing. Gas central heating. EPC=D. All blinds and light fittings are included in the sale.

## Viewing

Please telephone 07900 916443 or the Selling Agent's Inverurie office.

## Office Reference: KJS/NT/Inverurie

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS  
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69