

Galbraith



5 STRATHBOGIE MEWS

HUNTLY, ABERDEENSHIRE



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Exceptional detached 4 bedroom home forming part of a recently developed enclave of modern homes. Stunning town centre location.

Inverurie 22 miles ■ Elgin 28 miles ■ Aberdeen 37 miles

- 1 reception room. 4 bedrooms
- Generous room dimensions
- Contemporary dining kitchen
- Ample natural light to all rooms
- Town centre location
- Exclusive parking and garden

Galbraith

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SITUATION

5 Strathbogie Mews enjoys a lovely central setting yet in a peaceful area of the town of Huntly. Huntly is a popular town located off the A96 Aberdeen to Inverness Road and has a wealth of local amenities including independent shops, supermarkets, recently opened cinema, restaurants, hotels, swimming pool and the Nordic ski centre giving the town a great sense of community spirit. Schooling is available at Gordon Primary School whilst secondary education is catered for at Gordons School. A train station within Huntly provides excellent links on the Inverness to Aberdeen line, ideal for the daily commuter. Aberdeen is some 37 miles, and provides all the leisure, recreational and entertainment facilities expected from the city. It also provides good transport links with a mainline railway station and an airport providing both domestic and international flights.

DESCRIPTION

5 Strathbogie Mews is located within a small enclave of privately developed homes. Only a short walk from the town centre, most amenities are at hand. The generous room configurations span over two levels and accommodation provides both contemporary yet practical living and entertaining space. The property is accessed from a courtyard with an off-street parking space as well as a gravelled driveway.

An attractive property inside, this charming property would suit any growing family. With a contemporary modern design this property offers a wealth of comfort. Upon entering the quality and finish are immediately noticeable. The entrance hallway has two fitted storage cupboards and leads to a stylish timber and glass balustrade staircase to the upper level. A glazed panel door guides you to a warm and inviting living room which is set on open plan with the dining kitchen. French doors with additional glazed panels overlooking the garden allow a high degree of natural light to flood the room and there is ample space for a variety of free-standing furniture as desired. The kitchen features a comprehensive range of matt light grey wall and base mounted contemporary units with integrated appliances. Utility cupboard with room for a washing machine & tumble dryer. The ground floor accommodation includes a double bedroom and a second room which would make an ideal study. A well-appointed family bathroom is a beautiful addition to the ground floor. On the upper floor, the master bedroom is an extremely sizeable double bedroom featuring, a fitted wardrobe and beautifully fitted en-suite. A third double bedroom is equally sizeable and has fitted storage space. It is worthy of note that the upper landing has a large walk-in cupboard which leads to a large attic room with development potential for a further room.

ACCOMMODATION

Ground Floor - Entrance hallway, living room, kitchen, bathroom, bedroom two, study room.
Upper Floor - Master Bedroom with en-suite, Bedroom three, attic room.

GARDEN

Gardens have been thoughtfully landscaped with a lawn area, patio and fencing. The stone chip driveway provides off street parking.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Air Source	Band xx	B

POST CODE

AB54 8HT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

flag.pacifist.describes



VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

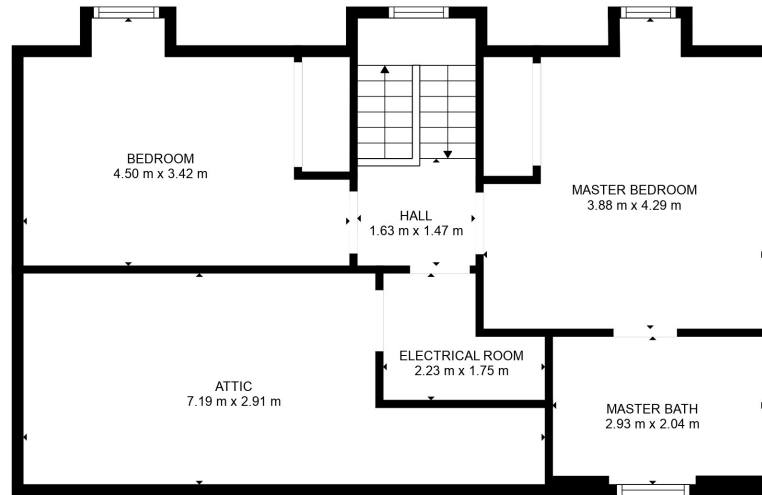
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

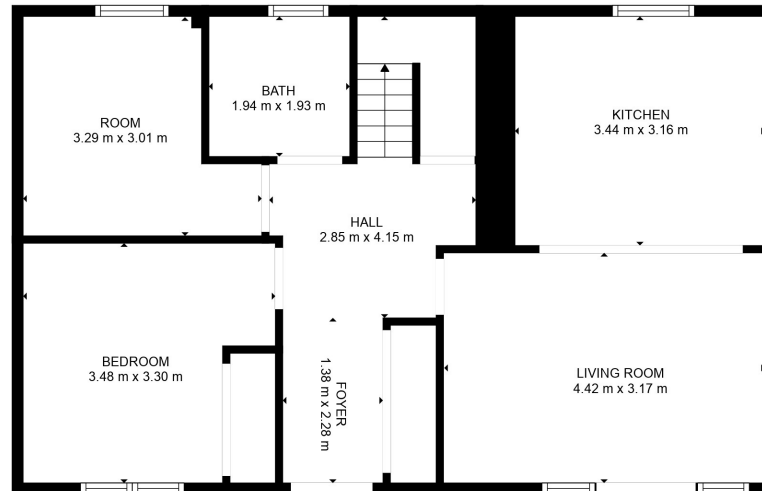
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 2024





FLOOR 2



FLOOR 1





Galbraith



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