

Galbraith

42 DEVERON PARK
HUNTLY, ABERDEENSHIRE



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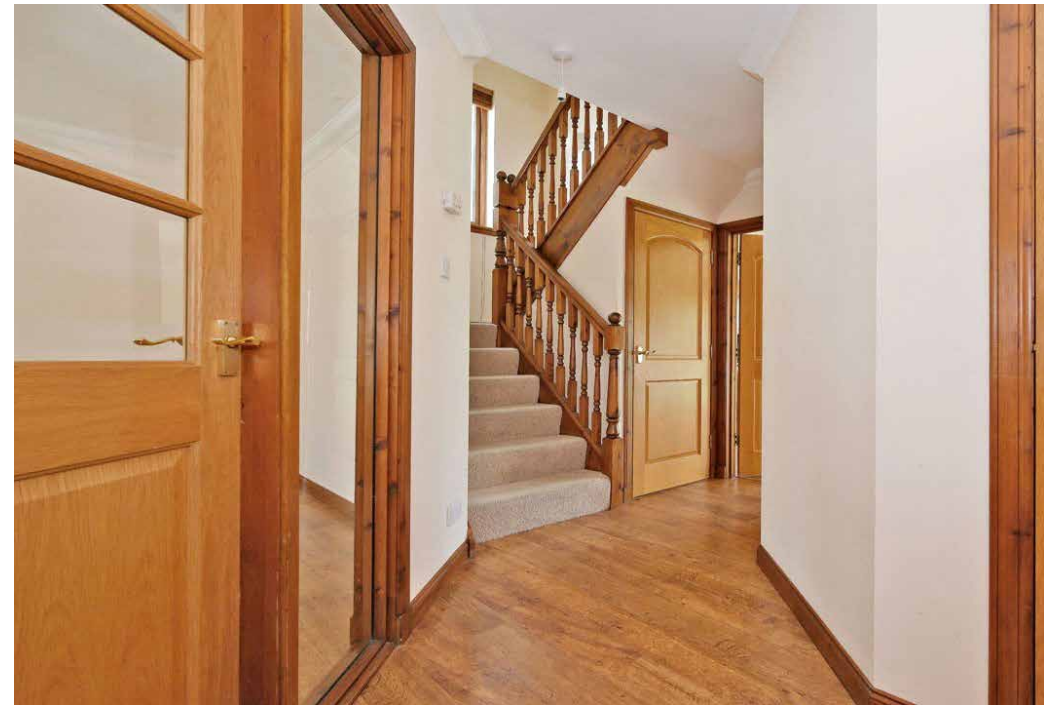
Desirable three bedroom detached family home in an excellent location within Huntly

Inverurie 22 miles ■ Elgin 28 miles ■ Aberdeen 37 miles

- 1 reception room. 3 bedrooms
- Superb, detached home
- Generous room dimensions
- Driveway and garage
- Excellent amenities in proximity
- Pet and child friendly garden

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



SITUATION

42 Deveron Park 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

42 Deveron Park is located within an established residential area of Huntly. 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 benefits from a front driveway and garage. This immaculate property is perfect for first time buyers or growing families.

The spacious, bright and airy lounge has crisp white walls and wood effect flooring, there is ample space for a variety of free-standing furniture. The inner hallway has two large storage cupboards and a handily located WC. The large dining kitchen is located to the rear of the property and is fitted with a comprehensive range of modern wall and base mounted units with co ordinating tile splashback. French doors open onto the patio and garden, allowing a lovely inside/ outside flow.

On the upper floor there are three good sized bedrooms all of which have generous proportions and benefit from fitted wardrobe space and the master bedroom benefits from an en-suite shower room. Completing the upper floor accommodation is the family bathroom which is fitted with a bath and shower over.

ACCOMMODATION

Ground floor - Entrance vestibule, living room, kitchen and cloakroom with WC.

First floor - Bedroom 1 with en suite shower room, 2 further bedrooms and bathroom with WC.

GARDEN

The property benefits from a large enclosed rear garden which is fully enclosed and laid to lawn. The borders offer a mature mix of shrubs and bushes and there is gated access to the side.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	C

POST CODE

AB54 8UZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/organs.stickler.message>

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

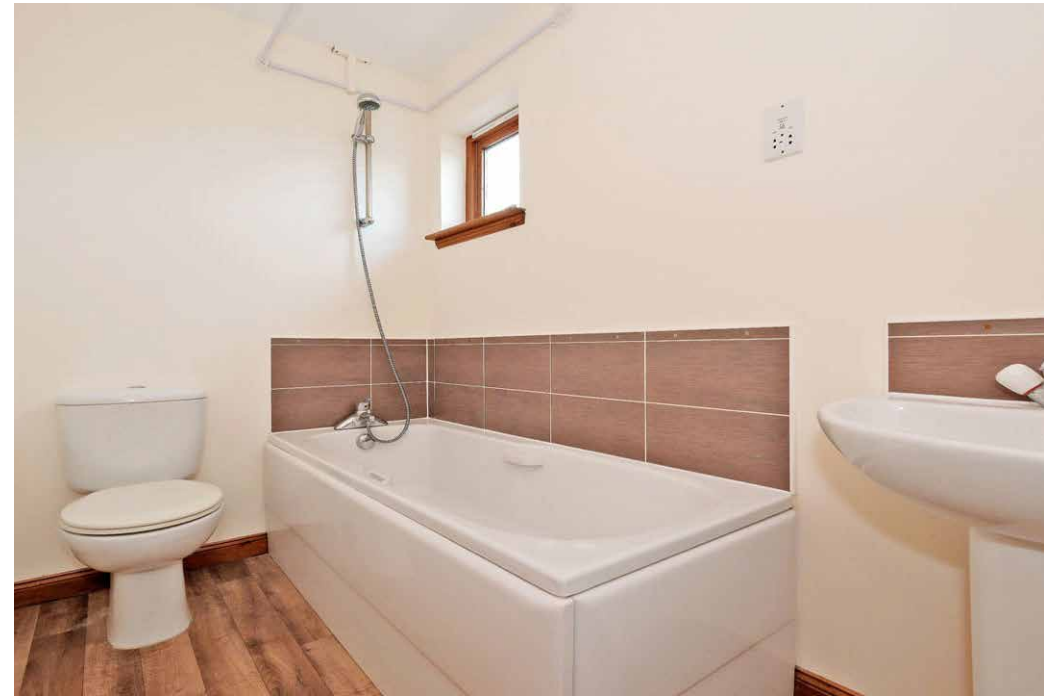
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

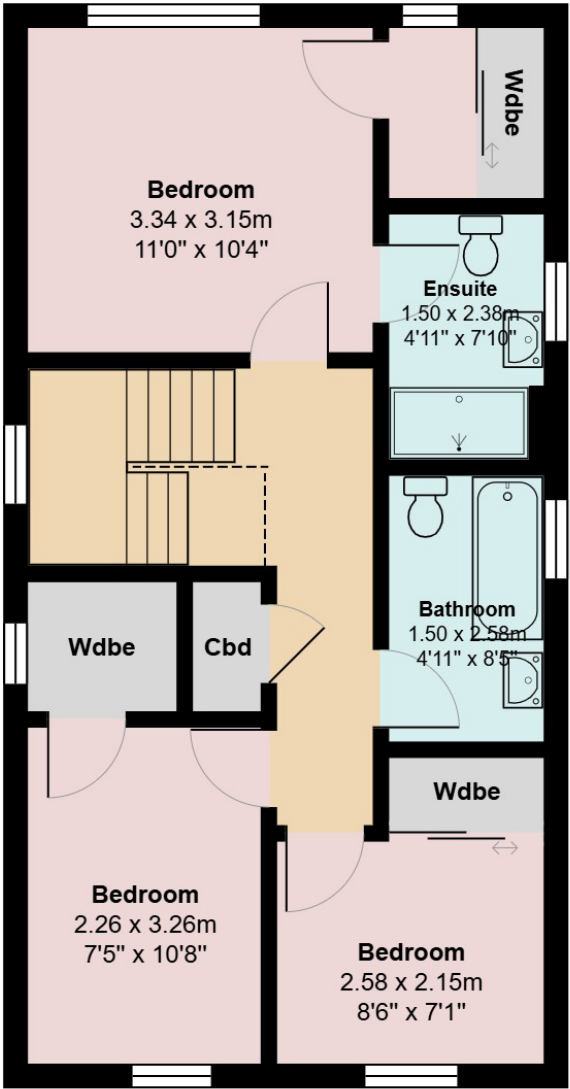
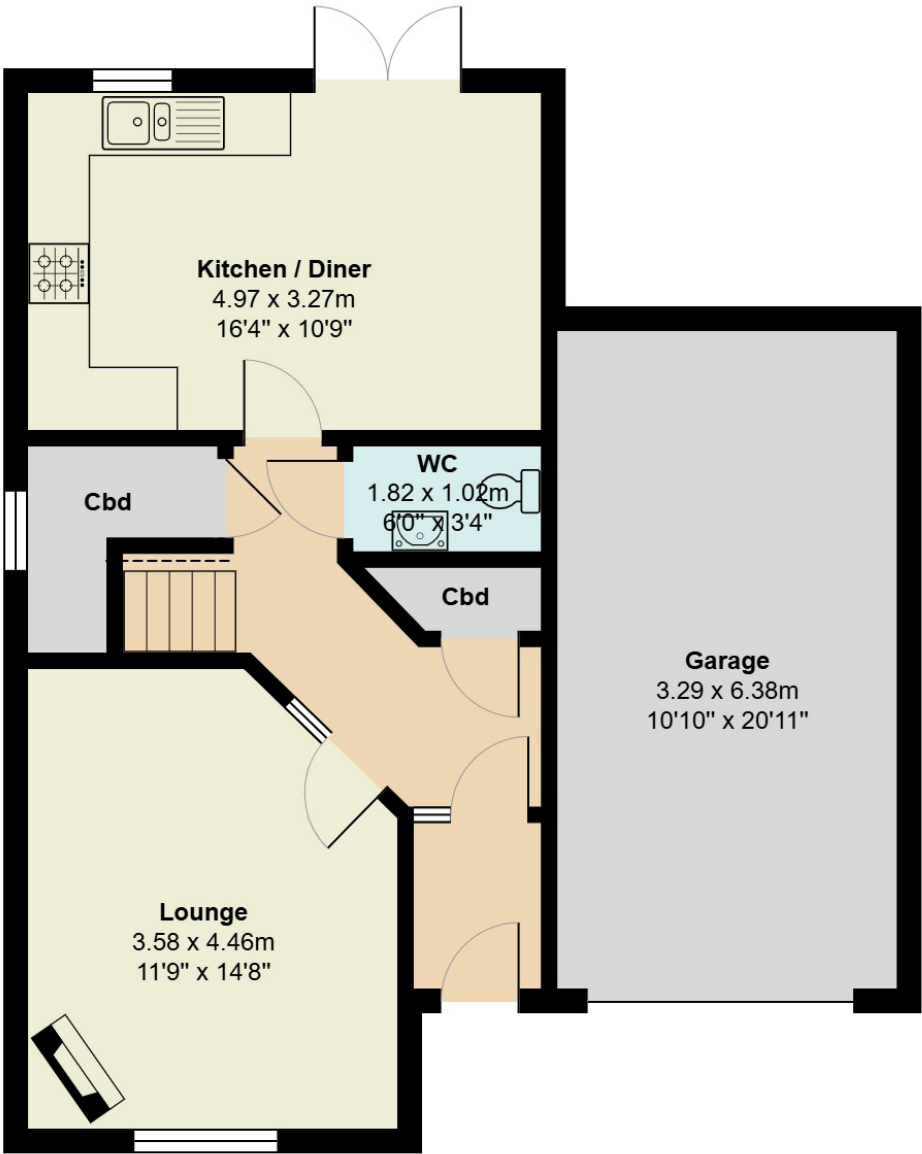


IMPORTANT NOTES

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 April 2025



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