



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**16 Duke Street, Huntly AB54 8DL**

**2 bedroom maisonette  
Fixed £125,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

Very spacious 2 bedroom maisonette set over 2 floors and also has a loft space.

## Condition of Property

Good condition with only cosmetic updates needed (e.g. paint, flooring, fixtures)

## Asking Price

Fixed £125,000

## Open Market Valuation

£145,000

## Estate Agent

Peterkins, The Square, Huntly  
[16 Duke Street, Huntly, AB54 8DL - Peterkins](#)

## Heating Type

Gas

## Energy Performance Rating

Band D

## Council Tax Band

Band C

## Garden

Private enclosed medium sized garden

## Included in Sale

Flooring

## Additional Information

This property is above a shop which is currently a hairdressers. It is also in a Conservation area

## Interested?

If you are interested in this property please fill out the Interested Buyer Registration form on [www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/](http://www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/) and select "Register your Interest".

Email [emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk) if you already have registered a form with us.

## Home Report

Please note: Aberdeenshire Council do not hold any home reports for any properties advertised for sale. If you are interested in a property, please fill in the online form to register your interest and we will then pass your details on to the seller to progress.

### Disclaimer

The information in this schedule regarding the specific property has been supplied by the owner and whilst every care has been taken in the preparation of the schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.

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Living Room



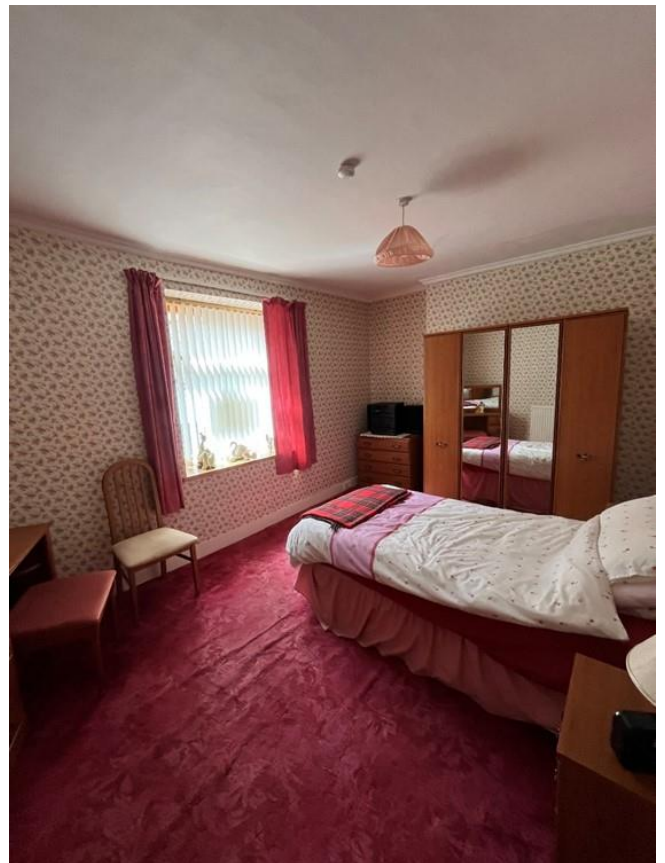
Kitchen



Bedroom 1



Bedroom 2



Bathroom



Back Door



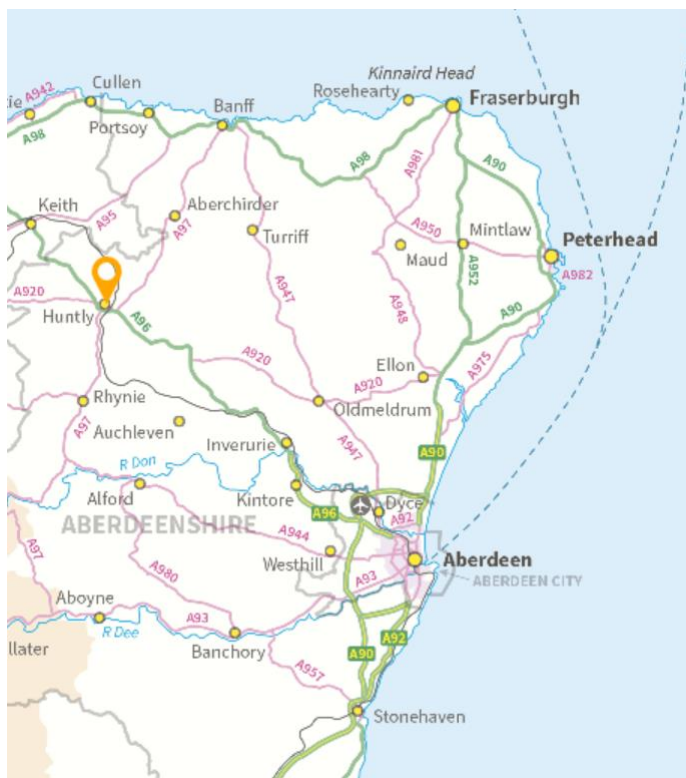
Garden



Front of Property



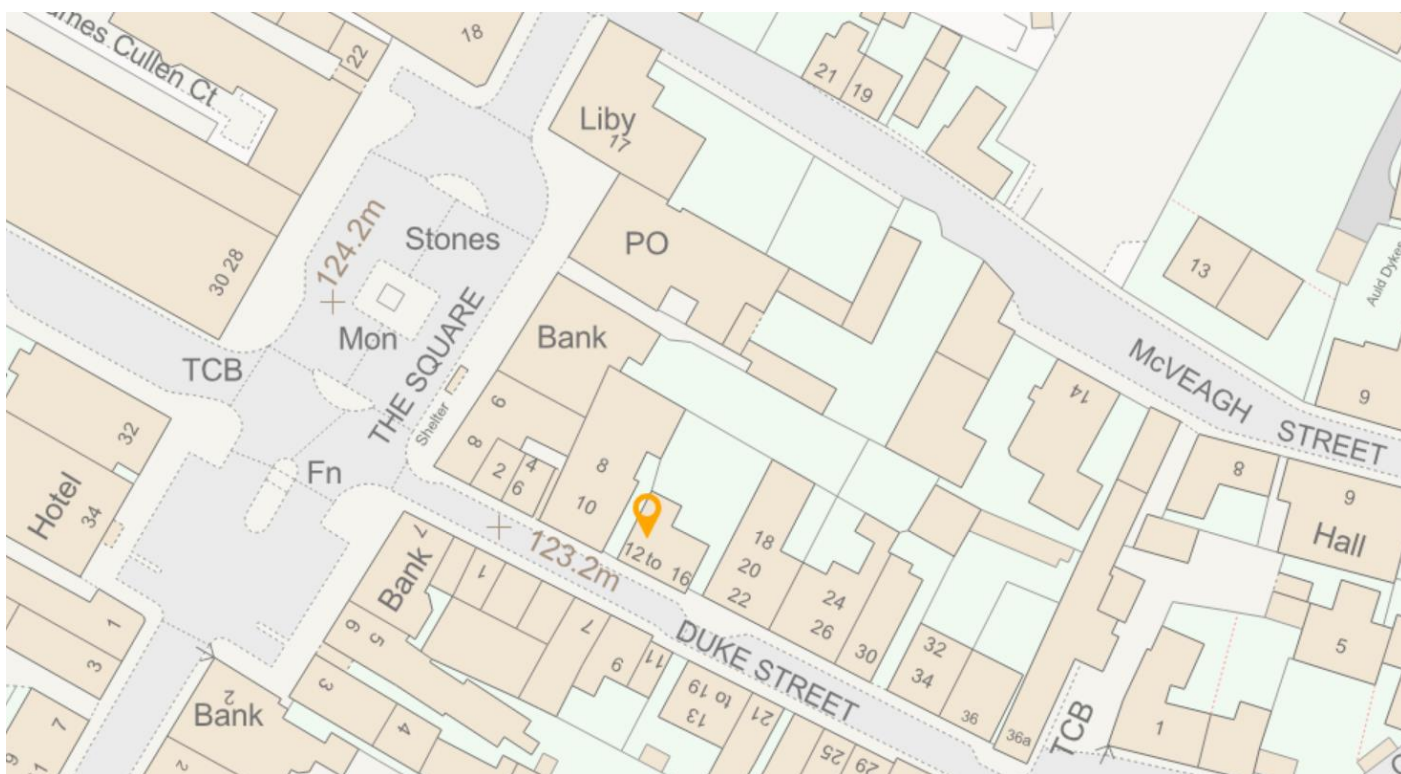
## Location



Huntly is a Fairtrade town situated 39 miles from Aberdeen and 28 miles from Elgin, with regular buses and trains in both directions. Huntly Travel Hub offers e-bike hire, Co-wheels community car hire scheme, and bookable community minibus.

The town is well equipped with nursery, primary school and secondary education provision, a range of shops, pubs, eateries, healthcare services, and a local Farmers' Market on the first Saturday of each month. The newly refurbished community-owned building in the historic town square includes a 67-seater cinema/performance space, co-working offices, café, gallery/function spaces alongside learning and activity spaces.

Surrounded by Aberdeenshire countryside, Huntly offers an abundance of recreational activities from walking, fishing, biking, and golf, with bike hire, tubing, cross country and roller skiing at the Huntly Nordic and Outdoor Centre. The majestic ruins of the historic 12th-century Huntly Castle sit beside the scenic River Deveron and is open year-round.



## Further Information

For further information please contact:  
**Empty Homes Team – 01467 533027 or 01467 468640**  
[emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk)