



17 BROOMHILL ROAD
KEITH, AB55 5EX

OFFERS OVER £260,000

peterkins



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- Detached Dwellinghouse
- 4 Bedrooms
- Modern Kitchen
- Spacious Living Room
- Dining Room
- Sunroom
- Utility Room
- Downstairs Shower Room
- Upstairs Bathroom
- Generous wrap around Garden laid to lawn with orchard
- Single Garage & Driveway
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D

Description: Peterkins are delighted to bring to market this spacious detached dwellinghouse located in a well-established residential area of the town of Keith. The property is within walking distance of the towns primary and secondary schools, supermarket, public transport, bakery and other local amenities. 17 Broomhill Road is set over 2 floors and benefits from 4 good-sized bedrooms, spacious Living Room, Dining Room, modern Kitchen, bright and airy Sunroom, downstairs Shower Room, large Utility Room and an upstairs Bathroom. The property also benefits from a generous wrap around garden mainly laid to lawn with an orchard, garden shed and a patio area which benefits from lovely views over the town. There is a single garage and off-street parking. Early viewing is highly recommended to truly appreciate all that this property has to offer.

Location: Keith the "Friendly Town" has excellent road and rail links, making it an ideal commuter base for Aberdeen and Inverness, both benefitting from airports. The town has regular bus and rail services. There is a full range of commercial, recreational, sport, leisure and educational facilities in the town as well as a health centre, hospital and dental practices. The road networks give easy access to the beautiful surrounding countryside, and the Moray coast is only 30 minutes away.

Entrance: The front door opens up to the vestibule with a floor cupboard housing the electric meter and fuse box, wooden flooring, coat hooks and an internal door to hallway.

Hallway: The spacious hallway provides access to the Dining Room, Kitchen, Sunroom, Utility Room, Shower Room and stairs to upper floor. Telephone point, wooden flooring, ceiling light fitment, radiator.

Living room: 18' 3" x 12' 7" (5.56m x 3.83m)

This well-proportioned room benefits from a large bay view window to front and window to side, gas fire with decorative stone surround, wooden mantel piece and stone hearth, TV point, carpet, ceiling light fitment, radiator.

Dining room: 12' 0" x 9' 11" (3.66m x 3.03m)

Accessed from the hallway and through French doors from the Living Room, dual aspect windows, telephone point, carpet, ceiling light fitment, radiator.

Kitchen: 10' 8" x 7' 3" (3.25m x 2.20m)

Modern gally Kitchen with wall, base and display units, complementary worktops and tiled splash back, integrated gas hob, built in oven, extractor fan, space for fridge/freezer, 1.5 sink with drainer, wood effect vinyl flooring, spotlights, serving hatch to sunroom.

Shower Room: 6' 7" x 6' 6" (2.01m x 1.99m)

White 3-piece suite comprising of shower cubical with tiled splash back, WC and wash hand basin with tiled splash back and wall mounted mirror above, large heated towel rail, frosted window to side, vinyl flooring, ceiling light fitment.

Sunroom: 13' 3" x 10' 8" (4.04m x 3.25m)

Bright and airy room with dual aspect windows providing lots of natural light, TV point, carpet, ceiling light fitment, radiator, serving hatch to the kitchen.



Utility Room: 13' 0" x 9' 6" (3.96m x 2.90m)

Good-sized room with base units, complementary worktops, tiled splash back, double sink, space for washing machine and tumble dryer, built in storage cupboard, picture window to rear, back door, ceiling light fitment, tiled flooring, radiator.

Stairs to upper floor: Carpeted staircase lead to upper floor landing which gives access to Bedroom 1, Bedroom 2, Bathroom, Bedroom 3 and Bedroom 4. Windows to side, carpet and wooden flooring, ceiling light fitment, radiator and large storage cupboard housing light fitment and wall mounted shelves, loft hatch with Ramsay ladder leading to a fully floored loft with skylight, power points and light fitment.

Bedroom 1: 13' 4" x 12' 8" (4.07m x 3.85m)

Large double Bedroom with dual aspect windows, carpet, ceiling light fitment, radiator.

Bedroom 2: 13' 10" x 9' 6" (4.21m x 2.90m)

Spacious double Bedroom with windows to rear, built in single wardrobe and built in double mirrored wardrobe housing shelves and clothes rail, carpet, ceiling light fitment, radiator.

Bathroom: 7' 1" x 6' 7" (2.15m x 2.01m)

3-piece suite comprising of shower over bath with wet wall, WC and hand wash basin with storage below and wall mounted mirror above, heated towel rail, frosted window to side, vinyl flooring, downlights.

Bedroom 3: 12' 1" x 9' 1" (3.68m x 2.77m)

Good-sized double Bedroom with dual aspect windows, built in storage cupboard housing gas boiler, carpet, ceiling light fitment, radiator.

Bedroom 4: 10' 0" x 9' 7" (3.06m x 2.91m)

Double Bedroom with dual aspect windows providing lots of natural light, carpet, ceiling light fitment, radiator.

Outside: The property benefits from a generous wrap around garden mainly laid to lawn with flowers, plants, fruit plants, orchard (apple, pear and plum trees), garden shed, pond, drying green, greenhouse and patio area perfect for alfresco dining and BBQ's. There is a single garage with power points, light fitment and side door and a large driveway to accommodate several cars.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01542 882537. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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