HILL RISE, DRUM ROAD
KEITH, AB55 5ER

OFFERS OVER £150,000
HOME REPORT VALUATION £170,000

peterkins

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Home Report Valuation
£170,000

- Detached Bungalow
- Spacious Living Room
- Kitchen
- Sitting Room
- 3 Bedrooms
- Shower Room
- Driveway & Single Garage
- Front & Large Rear Garden
- Gas Central Heating

Viewing contact Peterkins
(01542) 882537

EPC: E

Council Tax Band: C

Freehold

Description: Peterkins are delighted to offer for sale this spacious detached bungalow nestled in a well-established residential area in the town of Keith. Hill Rise, Drum Road is located within easy walking distance from towns primary and secondary schools, public transport, supermarket, chemist, cafés and other local amenities. The accommodation comprises of a spacious Living Room, Kitchen, Sitting Room, 3 Bedrooms and a Shower Room. There is a front garden and a large fully enclosed rear garden with a generous patio area perfect for alfresco dining or BBQ's. There is also a single garage and a large driveway to accommodate several vehicles. Early viewing is highly recommended to truly appreciate the size of the property.

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: Front door opens to the vestibule with ceiling light fitment, coving, carpet, door with stained glass design lead to the hallway.

Hallway: Provides access to the Sitting Room, Living Room, Shower Room, Bedroom 1, Bedroom 2 and Bedroom 3. Carpet, ceiling light fitment, coving, radiator, high skirting board.

Living room: 16' 10'' x 12' 4'' (5.13m x 3.76m)
Spacious room with windows to side, gas fire with marble stone hearth and glass shelf above, 2 alcoves with display units and storage cupboards below, telephone point, alcove with glass shelves, carpet, ceiling light fitment, coving, radiators, access to hallway and Kitchen.

Kitchen: 13' 6'' x 8' 11'' (4.11m x 2.71m)
Wall and base units, worktops, sink drainer, space for washing machine and cooker, windows in 3 directions providing lots of natural light, laminate flooring, radiator, fluorescent light fitment, door to rear hall which leads to the back door.

Sitting Room: 12' 4'' x 12' 4'' (3.76m x 3.76m)
Bright and airy room with large bay view window to front, TV point, gas fire with decorative tiled surround and hearth, alcove with shelf and storage below, carpet, ceiling light fitment, coving, radiator.

Bedroom 1: 12’ 4’’ x 10’ 2’’ (3.75m x 3.09m)
Good-sized double Bedroom with large window to front, double built in wardrobe housing the fuse box and electric meter, carpet, ceiling light fitment, radiator.

Bedroom 2: 12’ 4’’ x 10’ 4’’ (3.76m x 3.16m)
Spacious double Bedroom with windows to rear overlooking the garden, TV and telephone point, built in single wardrobe, carpet, ceiling light fitment, radiator.

Shower Room: 8’ 0’’ x 6’ 9’’ (2.44m x 2.06m)
3-piece suite comprising of a shower area with tiled splash back, WC and hand wash basin with tiled splash back, cup and soap holder and wall mounted mirror above, shaver point, vanity unit, large frosted window to rear, ceiling light fitment, laminate flooring.

Bedroom 3: 12’ 4’’ x 6’ 11’’ (3.76m x 2.12m)
Single Bedroom with window to side, carpet, ceiling light fitment, radiator.

Outside: The property benefits from a front garden partly laid to lawn with a mature tree, bushes, shrubs, plants and flowers. The large fully enclosed pet and child friendly rear garden benefits from a generous patio area perfect for alfresco dining and BBQ’s. There is a single garage with 1 adjoining garden shed/workshop, a greenhouse and a driveway to accommodate several vehicles.

After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 186 Mid Street, Keith.

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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Keith
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