



7 WELLINGTON TERRACE
KEITH, AB55 5BY

OFFERS OVER £125,000
HOME REPORT VALUATION £135,000

peterkins



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Home Report Valuation
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- Semi-Detached Dwellinghouse
- Bright & Airy Living Room
- Spacious Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Fully Floored Loft
- Front & fully enclosed Rear Garden
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: A
Freehold

Description: 7 Wellington Terrace is a deceptively spacious semi-detached dwellinghouse located in a well-established residential area of Keith. The property is set within walking distance from public transport (railway & bus), the towns primary and secondary schools, convenience store, cafés and other local amenities. The accommodation is set over 2 floors and comprises of a bright and airy Living Room, spacious Kitchen, 2 double Bedrooms, modern Shower Room and a fully floored loft. There is a small front garden and a fully enclosed easily maintainable rear garden with a large garden shed. The property would be ideal for a first time buyer or as a buy to let investment. 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: Front door opens to the front hall which gives access to the Living Room and stairs to upper floor. Floor cupboard houses the fuse box and electric meter, wood effect vinyl flooring, ceiling light fitment, radiator.

Living room: 14' 7" x 11' 11" (4.45m x 3.63m)

Bright and airy room with large window to front providing lots of natural light, electric fire with decorative marble surround and hearth and wooden mantel piece, storage cupboard under stairs with light fitment, alcove with downlight and storage cupboard below, TV and telephone point, built in wooden unit, wood effect vinyl flooring, radiator, ceiling light fitment, coving.

Kitchen: 17' 6" x 8' 11" (5.34m x 2.72m)

Spacious Kitchen with wood effect wall and base units complementary worktops, tiled splash back, sink drainer, integrated gas hob, extractor fan, built in oven, space for washing machine, tumble dryer and fridge/freezer, built in corner cupboard, telephone point, dual aspect windows, back door, wood effect laminate flooring, downlights, radiator, access to the Living Room.

Stairs to upper floor: Carpeted staircase with wooden hand rail leads to the upper floor landing which gives access to Bedroom 1, Bedroom 2 and the Shower Room. Window to side, carpet, ceiling light fitment, radiator, loft hatch with Ramsay ladder that leads to a fully floored loft with carpet, storage cupboards, light fitment, sockets and a radiator.



Bedroom 1: 12' 5" x 10' 4" (3.78m x 3.16m)

Spacious double Bedroom with window to front, built in double mirrored wardrobe with sliding doors, large storage cupboard houses the gas boiler and wall mounted shelves, telephone point, laminate flooring, ceiling light fitment, radiator.

Bedroom 2: 12' 3" x 10' 2" (3.74m x 3.09m)

Double Bedroom with window to rear overlooking the garden, laminate flooring, ceiling light fitment, radiator.

Shower Room: 6' 6" x 5' 4" (1.97m x 1.63m)

Modern 3-piece suite comprises shower area, WC and hand wash basin, heated towel rail, extractor fan, wet walls and ceiling, frosted window to rear, anti-slip vinyl flooring, ceiling light fitment.

Outside: The property benefits from a small front garden with slabbed pathway leading to the front door and a large easily maintainable rear garden laid in bricks and chipped stones benefiting from a drying green, a couple of shrubs and a large garden shed with an adjoining wood store.



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