



6 BROAD LANE, KEITH
AB55 5GG

FIXED PRICE £140,000
HOME REPORT VALUATION £160,000

peterkins



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Keith, AB55 5GG

Fixed Price £140,000
Home Report Valuation
£160,000

- Detached Bungalow
- Kitchen
- Bright & Airy Living Room
- Modern Shower Room
- 2 Bedrooms
- Easily maintainable wrap around garden
- Integral Single Garage with electric door
- Off-Street Parking
- Greenhouse & Rotary Dryer
- Electric Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: B

Description: Peterkins are pleased to offer for sale this detached bungalow nestled down a quiet lane in the heart of the town of Keith. The property is located within walking distance from public transport, supermarket, post office café, chemist and other local amenities. The accommodation comprises a Kitchen, bright and airy Living Room, modern Shower Room and 2 Bedrooms. There is an easily maintainable wrap around garden laid in bricks with a greenhouse and a rotary dryer. There is off-street parking and an integral single garage with power and light and an electric garage door. Early viewing is highly recommended to truly appreciate all that this bungalow 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 Vestibule with carpet, ceiling light fitment and glass door to hallway.

Hallway: The hallway gives access to all accommodation. Telephone point, storage cupboard with shelves houses the fuse box and the electric meter, carpet, ceiling light fitment, storage heater, loft hatch with Ramsay ladder that leads to a partially floored loft with light fitment.

Living Room: 15' 6" x 10' 4" (4.72m x 3.14m)

Bright and airy room with large windows to front providing lots of natural light, TV point, carpet, ceiling light fitment, coving, storage heater.

Kitchen: 10' 4" x 9' 1" (3.16m x 2.78m)

Wall and base units with complementary worktops and tiled splash back, space for cooker, washing machine, undercounter fridge and a small kitchen table, window to front, laminate flooring, fluorescent light fitment, storage heater.

Shower Room: 7' 9" x 6' 0" (2.36m x 1.83m)

Modern 3-piece suite comprising large shower cubical with wet wall, WC and hand wash basin with tiled splash back, built in storage below and wall mounted mirror and light fitment above, shaver point, heated towel rail, vanity unit, frosted window to side, anti-slip flooring, ceiling light fitment.



Bedroom 1: 11' 1" x 10' 10" (3.38m x 3.30m)

Spacious double Bedroom with window to rear, built in double wardrobe with clothes rail and shelf, storage cupboard houses the hot water tank, telephone point, carpet, ceiling light fitment, storage heater.

Bedroom 2: 10' 6" x 7' 7" (3.20m x 2.30m)

Single Bedroom with window to rear, TV point, carpet, ceiling light fitment, storage heater.

Outside: 6 Broad Lane benefits from an easily maintainable wrap around garden laid in bricks with a greenhouse and a rotary dryer. There is an integral single garage with power, light window to side and an electric garage door.



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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