



96 NELSON TERRACE
KEITH, AB55 5FD

OFFERS OVER £125,000

peterkins



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- Mid-Terraced Dwellinghouse
- Spacious Living Room
- Fully Equipped Kitchen
- Dining Room/Bedroom 4
- 3 Double Bedrooms
- Downstairs WC
- Front Garden
- 2 Garden Sheds with power and light
- Off-Street Parking
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537 or
Fyona 07 876 678 294

EPC: C
Council Tax Band: A
Freehold

Description: 96 Nelson Terrace is a deceptively spacious mid-terraced dwellinghouse nestled in a well-established residential area in the town of Keith. The property is located within walking distance of public transport, convenience store, chemist, cafés and other local amenities. The spacious accommodation is set over 2 floors and comprises a bright and airy Living Room, Kitchen, Dining Room/Bedroom 4, family Bathroom and 3 double Bedrooms. There is a front garden and a rear garden with 2 garden sheds and off-street parking. Early viewing is highly recommended to truly appreciate the size of this 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 hallway which gives access to the Living Room, Kitchen, downstairs WC and stairs to upper floor. 2 storage cupboards, 1 houses the gas boiler, coat hooks and light fitment and other houses shelves and light fitment. There is further open storage under the stairs, telephone point, carpet, ceiling light fitment, radiator with radiator cover.

Living Room: 14' 0" x 13' 0" (4.26m x 3.97m)

Bright and spacious room with large window to front letting in a lot of natural light, TV point, gas fire with decorative surround, tiled hearth and wooden mantel piece, carpet, ceiling light fitment, coving, radiator with radiator cover, access to hallway and Dining Room/Bedroom 4.

Dining Room: 11' 1" x 10' 2" (3.37m x 3.11m)

This room was used as a Dining Room but can be used as Bedroom 4, play room or home office etc. Window to rear, carpet, ceiling light fitment, radiator, access to the Living Room and Kitchen.

Kitchen: 13' 2" x 8' 1" (4.02m x 2.46m)

Wood effect wall and base units with complementary worktops and splash back, sink drainer, cooker, extractor fan, washing machine, tumble dryer, integrated fridge/freezer, window to rear, anti-slip vinyl flooring, fluorescent light fitment, radiator, back door, access to hallway and Dining Room/Bedroom 4.

Downstairs WC: 5' 9" x 4' 0" (1.54m x 1.21m)

2-piece suite comprising WC and hand wash basin, anti-slip vinyl flooring, ceiling light fitment, extractor fan.

Stairs to upper floor: Carpeted staircase with wooden hand rail lead to the upper floor landing which gives access to Bedroom 1, Bedroom 2, Bathroom and Bedroom 3. Built in storage cupboard houses shelves, carpet, ceiling light fitment, loft hatch with Ramsay ladder lead to a partially floored loft with light fitment.



Bedroom 1: 12' 10" x 9' 5" (3.90m x 2.86m)

Spacious double Bedroom with window to front overlooking the garden, built in double wardrobe with shelf and clothes rail, carpet, ceiling light fitment, radiator.

Bedroom 2: 15' 6" x 9' 1" (4.73m x 2.78m)

Good-sized double Bedroom with window to rear, telephone point, built in double wardrobe with shelf and clothes rail, carpet, ceiling light fitment, radiator.

Bathroom: 7' 3" x 6' 11" (2.20m x 2.10m)

3-piece suite comprises shower over bath, hand wash basin and WC, tiled walls, shaver point, frosted window to rear, vanity unit, anti-slip vinyl flooring, ceiling light fitment.

Bedroom 3: 10' 4" x 10' 4" (3.14m x 3.14m)

Double Bedroom with window to front, built in double wardrobe with shelf and clothes rail, carpet, ceiling light fitment, radiator, built in large cupboard provides lots of storage.

Outside: The property benefits from a fully enclosed child and pet friendly front garden partly laid to lawn and partly laid in chipped stones with a slabbed path from the gate to the front door. There is a fully enclosed rear garden laid in lock blocks with 2 garden sheds, both with power and light and off-street parking to accommodate a vehicle.

General: All white goods, curtains, curtain poles, blinds and ceiling light fitments are included in the sale.

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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