



12 WESTERTON COURT
KEITH, AB55 5FA

OFFERS IN THE REGION OF £100,000
Home Report Valuation £120,000

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- Semi-Detached Dwellinghouse
- Modern Dining Kitchen
- Spacious Living Room
- 2 Double Bedrooms
- Modern Shower Room
- Fully Enclosed Rear Garden
- Off-Street Parking Space to the Front
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: A
Freehold

Description: **12 Westerton Court** is a spacious semi-detached home situated in a peaceful cul-de-sac in the heart of Keith. Ideally located within easy walking distance of the town's primary and secondary schools, public transport links, supermarket, post office, cafés, and a range of other local amenities, the property offers both convenience and comfort.

The accommodation is generously proportioned and arranged over two floors, comprising a modern dining kitchen, a well portioned living room, two double bedrooms, and a modern shower room. Externally, the property benefits from a fully enclosed, low-maintenance rear garden laid with paving slabs, complete with two substantial garden sheds. To the front, there is the added advantage of off-street parking.

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 Dining Kitchen, Living Room and stairs to upper floor. Telephone point, carpet, ceiling light fitment, radiator, 3 storage cupboards, first one is a small cupboard under the stairs, other cupboard houses the gas meter, fuse box and electric meter and last one is a walk in cupboard which houses shelves, coat hooks, carpet and light fitment.

Living room: 12' 10" x 11' 5" (3.91m x 3.47m)

Spacious room with windows to rear, TV and telephone point, carpet, ceiling light fitment, radiator, access to the Dining Kitchen and front hall.

Dining Kitchen: 20' 11" x 9' 7" (6.37m x 2.92m)

Modern Kitchen with wall and base units, complementary worktops and splash back, 1.5 sink drainer, space for fridge/freezer, cooker, and washing machine, extractor fan, large larder cupboard with shelves, windows to front, back door with frosted floor to ceiling windows beside, laminate flooring, ceiling light fittings, radiators, access to Living Room and front hall.

Stairs to upper floor: Carpeted staircase lead to upper floor landing which gives access to Bedroom 1, Shower Room and Bedroom 2. Window to front, carpet, radiator, ceiling light fitment, loft hatch, 3 storage cupboards, 2 houses shelves and other houses the gas boiler.



Bedroom 1: 11' 11" x 11' 5" (3.62m x 3.47m)

Spacious double Bedroom with window to rear, carpet, ceiling light fitment, radiator, built in walk in wardrobe with shelves, clothes rails and light fitment.

Bedroom 2: 14' 5" x 9' 0" (4.39m x 2.75m)

Double Bedroom with large window to rear, carpet, ceiling light fitment, radiator.

Shower Room: 8' 7" x 6' 7" (2.61m x 2.01m)

Modern 3-piece suite comprising a shower cubical, WC and hand wash basin with built in storage below and side and deep shelf above perfect for storage, wet walls, frosted window to front, ceiling light fitment, vinyl flooring.

Outside: The property benefits from a fully enclosed easily maintainable rear garden laid in chipped stones and slabs with 2 good-sized garden sheds. There is off-street parking for a vehicle located to the front of the property.



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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