



15 BRACO STREET
KEITH, AB55 5BZ

OFFERS IN THE REGION OF £86,000
HOME REPORT VALUATION £90,000

peterkins



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- First Floor Flat
- Living Room with Wood Burning Stove
- Spacious Kitchen
- Bathroom
- 2 Good-Sized Double Bedrooms
- Communal Drying Green
- Private Garden
- 2 Garden Sheds
- Off-Street Parking
- Gas Central Heating

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: A
Freehold

Description: Peterkins are delighted to offer for sale this spacious first floor flat nestled on a quiet street in a well-established residential area in the town of Keith. 15 Braco Street is located within walking distance from public transport (railway and bus), supermarket, chemist, bakery, cafés and other local amenities. The spacious accommodation comprises a Living Room with wood burning stove, spacious Kitchen, Bathroom and 2 good-sized double Bedrooms. The flat benefit from its own private rear garden mainly laid to lawn with mature trees and shrubs. There are 2 adjoining garden sheds, off-street parking and a communal drying green. 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 vestibule with tiled flooring and ceiling light fitment. Carpeted staircase with wooden hand rail leads to the landing with a window to side, built in double cupboard with shelves, coat hooks, ceiling light fitment, further carpeted steps lead to a glass door that gives access to the first floor landing that provides access to all accommodation. Carpet, high skirting boards, loft hatch.

Living Room: 15' 5" x 10' 11" (4.69m x 3.34m)

Spacious room with high ceilings and window to front, wood burning stove with decorative stone surround and tiled hearth, alcove with storage cupboard below, high skirting boards, TV and telephone point, ceiling light fitment, coving, laminate flooring, radiator.

Kitchen: 11' 9" x 9' 6" (3.57m x 2.89m)

Wall and base units with complementary worktops, mosaic tiled splash back, integrated gas hob, built in oven, extractor fan, 1.5 sink drainer, space for fridge/freezer, washing machine, dishwasher and kitchen table, built in double storage cupboard houses the gas boiler, high skirting boards, window to side, laminate flooring, ceiling light fitment, radiator.

Bathroom: 9' 5" x 4' 11" (2.88m x 1.49m)

3-piece suite comprises shower over bath, WC and hand wash basin with wall mounted mirror and light fitment above, 2 corner vanity units, tiled walls, vinyl flooring, wood panelled to dado level, ceiling light fitment, radiator.



Bedroom 1: 13' 4" 10' 1" (4.06m x 3.08m)

Good-sized double Bedroom with windows to front, TV point, alcove with shelf and storage cupboard below housing the fuse box and electric meter with key meter, carpet, ceiling light fitment, radiator.

Bedroom 2: 11' 10" x 10' 1" (3.60m x 3.08m)

Double Bedroom with window to side, telephone point, built in storage cupboard houses shelves, carpet, high skirting boards, small built in floor cupboard houses shelves, ceiling light fitment, radiator.

Outside: The flat benefit from its own private rear garden which is mainly laid to lawn with mature trees and shrubs. There are also 2 adjoining garden sheds, off-street parking for a vehicle and a good-sized communal drying green.



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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