

113B Mid STREET, KEITH
AB55 5AE

OFFERS OVER £105,000

HOME REPORT VALUATION £120,000

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113b Mid Street
Keith, AB55 5AE

Offers Over £105,000

- Semi-Detached Dwellinghouse
- Lounge
- Modern Kitchen
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: C
Council Tax Band: A
Freehold

Description: 113b Mid Street is a modern semi-detached dwellinghouse nestled in center of the town of Keith. The property is within easy walking distance to public transport, supermarket, chemist, cafés and other local amenities. The property is set over 2 floors and comprises a Lounge, modern Kitchen, 3 Bedrooms and a Shower Room. The property is modern throughout and would be ideal as a buy to let investment or for a first time buyer. 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 front hall which gives access to the Lounge, Bedroom 1 and stairs to upper floor. Spotlights, wood effect vinyl flooring, radiator.

Lounge: 12' 3'' x 10' 4'' (3.73m x 3.14m)
Window to front, TV and telephone point, wood effect vinyl flooring, downlights, radiator, glass door to front hall, access to rear hall.

Rear Hall: Access to Shower Room, Kitchen and the Lounge. Downlights and anti-slip vinyl flooring.

Kitchen: 12' 9'' x 5' 10' (3.89m x 1.78m)
Modern Kitchen with white wall and base units, complementary worktops, built in oven, integrated gas hob, sink drainer, space for undercounter fridge with freezer box, gas boiler, window to rear, back door, large larder cupboard with shelves, radiator, downlights.

Shower Room: 5' 11'' x 5' 9'' (1.80m x 1.74m)
White 3-piece suite comprises built in shower with dual shower heads (waterfall and hand held shower head), WC and hand wash basin with glass shelf and wall mounted mirror above, shaver point, heated towel rail, extractor fan, frosted window to rear, anti-slip vinyl flooring, downlights.

Bedroom 1: 11' 11'' x 9' 7'' (3.63m x 2.91m)
Spacious double Bedroom with dual aspect windows with deep window sills, cupboard below window houses the fuse box and electric meter, wood effect vinyl flooring, good-sized storage cupboard under stairs, ceiling light fitment, radiator.





Stairs to upper floor: Stairs lead to the upper floor landing which gives access to Bedroom 2 and Bedroom 3. Skylight to rear, ceiling light fitment, wood effect vinyl flooring.

Bedroom 2: 10' 8'' x 10' 8'' (3.26m x 3.26m)
Good-sized double Bedroom with window to front, wood effect vinyl flooring, partly coombed ceiling, radiator, ceiling light fitment.

Bedroom 3: 10' 8'' x 7' 4'' (3.26m x 2.24m)
Single Bedroom with window to front, wood effect vinyl flooring, ceiling light fitment, radiator.

Outside: 113b Mid Street benefits from a shared pathway located to the side of the property which leads to the rear 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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