



89 LAND STREET, KEITH
AB55 5AP

OFFERS IN THE REGION OF £170,000
HOME REPORT VALUATION £180,000

peterkins



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Keith, AB55 5AP

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Home Report Valuation
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- Detached Bungalow
- Bright & Airy Living Room
- Spacious Dining Kitchen
- 3 Double Bedrooms
- Large Shower Room
- Utility Room
- Cloakroom
- Front & Side Garden with Garden Shed
- Off-Street Parking
- Electric Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: E
Council Tax Band: D

Description: Peterkins are delighted to offer for sale this detached bungalow nestled in the heart of the town of Keith. The property is located within walking distance of public transport, supermarket, post office, bakery, chemist and other local amenities. The spacious accommodation comprises a bright and airy Living Room, modern Dining Kitchen, 3 good-sized double Bedrooms, large Shower Room, Utility Room and Cloakroom. There is a front and side garden partly laid to lawn with a garden shed and off-street parking to accommodate a couple of vehicles. 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, frosted floor to ceiling window provides natural light, parquet flooring, ceiling light fitment, glass door to hallway.

Hallway: The wide hallway provides access to the Living Room, Dining Kitchen, Bedroom 1, Bedroom 2, Shower Room and Bedroom 3. Laminate flooring, ceiling light fitment, storage heater, telephone point, large built in double cupboard with shelves, loft hatch leading to a partially floored loft with power.

Cloakroom: 7' 3" x 4' 4" (2.21m x 1.31m)

There is a large Cloakroom located in the hallway with ceiling light fitment, carpet and shelves which provides ample storage.

Living Room: 16' 4" x 15' 5" (4.97m x 4.70m)

A bright and airy room with a large picture window to front providing lots of natural light, TV and telephone point, ceiling light fitment, coving, parquet flooring, storage heater.

Dining Kitchen: 20' 11" x 11' 8" (6.37m x 3.56m)

Cooke and Lewis kitchen with wall, base and display units, 2 built in wine racks, complementary worktops, tiled splash back, built in oven, integrated hob, 1.5 sink drainer, ample storage, space for kitchen table, dual aspect windows, wood effect laminate flooring, ceiling light fitments, storage heater, access to the Utility Room and hallway.

Utility Room: 8' 4" x 6' 8" (2.55m x 2.03m)

Back door, fridge and freezer, washing machine, laminate flooring, ceiling light fitment, access to Dining Kitchen.



Bedroom 1: 13' 1" x 11' 9" (3.98m x 3.59m)

Spacious double Bedroom with window to rear, triple built in mirrored wardrobe with sliding doors houses clothes rails and shelves, carpet, ceiling light fitment.

Bedroom 2: 11' 9" x 11' 3" (3.59m x 3.43m)

Great-sized double Bedroom with window to front, built in large double wardrobe with clothes rail and shelf, carpet, ceiling light fitment.

Bedroom 3: 11' 8" x 11' 4" (3.55m x 3.46m)

Good-sized double Bedroom with window to front, built in deep double wardrobe with clothes rail and shelf, carpet, ceiling light fitment.

Shower Room: 12' 4" x 6' 5" (3.75m x 1.95m)

White 3-piece suite comprises large walk in shower cubicle, WC and hand wash basin. Heated towel rail, frosted window to rear, ceiling light fitment, laminate flooring, one wall tiled to dado level.

Outside: The property benefits from a good-sized side garden partly laid to lawn and partly laid in chipped stones with large herbaceous border and a slabbed path to gate giving access to the front of the property. There is an easily maintainable front garden and off-street parking to accommodate a couple of vehicles.

General: All white goods and the garden shed are included in the sale. Most items of furniture are available under separate negotiation.



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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