



44 BRAESIDE, KEITH
AB55 5AT

OFFERS OVER £140,000

peterkins



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- Semi-Detached Dwellinghouse
- Bright & Airy Dining Kitchen
- Spacious Living Room
- 3 Good-Sized Double Bedrooms
- Modern Shower Room
- Downstairs WC
- Front & Rear Garden
- Single Garage
- Driveway
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: B
Freehold

Description: 44 Braeside is a spacious semi-detached dwellinghouse nestled in a quiet cul-de-sac location in a well-established residential area in the town of Keith. The property is set over 2 floors and comprises a bright and airy Dining Kitchen, spacious Living Room, 3 good-sized double Bedrooms, modern Shower Room and a downstairs WC. There is a small front garden and a large fully enclosed child and pet friendly rear garden with a summerhouse and lovely countryside views. There is ample off-street parking and a single garage. 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 the vestibule with tiled flooring, wood panelled walls and ceiling, glass panelled door to hallway.

Hallway: Provides access to the Dining Kitchen, Living Room, downstairs WC and stairs to upper floor. There are 3 storage cupboards, first one houses the gas boiler, fuse box, coat hooks and a light fitment, second houses shelves, coat hooks and a light fitment and third cupboard is located under the stairs. Telephone point, wooden flooring, radiator, ceiling light fitment.

Dining Kitchen: 21' 6" 9' 2" (6.55m x 2.79m)

Bright and airy room with windows to rear, ample wall and base units with complementary worktops, integrated gas hob, cooker hood, sink, built in oven and microwave, integrated fridge/freezer and dishwasher, space for washing machine, integral window to the Living Room, laminate flooring, downlights, radiator, space for kitchen table, back door.

Living Room: 14' 2" x 13' 5" (4.32m x 4.10m)

Spacious room with windows to front, TV and telephone points, integral window to the Dining Kitchen with storage below, electric fire with decorative stone surround and wooden mantel piece, built in entertainment unit with decorative stone and wooden shelf, carpet, ceiling and wall light fittings, coving, radiator.

Downstairs WC: 5' 6" x 3' 8" (1.68m x 1.11m)

2-piece suite comprising WC and hand wash basin, small built in storage cupboard with shelves, wood panelled ceiling, extractor fan, tiled flooring, light fitment.

Stairs to upper floor: Carpeted staircase lead to upper floor landing which gives access to Bedroom 1, Bedroom 2, Shower Room and Bedroom 3. Carpet, downlights, radiator, built in storage cupboard with shelves, loft hatch.



Bedroom 1: 15' 6" x 8' 6" (4.73m x 2.58m)

Large double Bedroom with window to rear boasting lovely views over the surrounding countryside, 2 built in double wardrobes, 1 with storage cupboards on each side and storage units above providing ample storage, TV and telephone point, built in headboard and bedside tables, carpet, ceiling light fitment, coving, radiator.

Bedroom 2: 12' 10" x 9' 4" (3.91m x 2.84m)

Good-sized double Bedroom with window to front, built in mirrored double wardrobe with sliding doors, carpet, ceiling light fitment, coving, radiator.

Shower Room: 9' 1" x 6' 11" (2.15m x 2.11m)

Modern 3-piece suite comprises a shower cubical, WC and hand wash basin with built in storage below and to side, cup and soap holder, 2 vanity units, heated towel rail, shaver point, wet walls and ceiling, downlights, extractor fan, frosted window to rear, laminate flooring.

Bedroom 3: 10' 7" x 10' 1" (3.22m x 3.08m)

Double Bedroom with window to front, built in double wardrobe and built in large storage cupboard with shelves, downlights, radiator, vinyl flooring.

Outside: The property benefits from an easily maintainable rockery front garden with plants and steps leading to the front door. There is a large fully enclosed child and pet friendly rear garden laid in slabs and chipped stones. There is a summerhouse, stone built garden shed, rotary dryer and a patio area perfect for alfresco dining and BBQs. The rear garden boasts lovely views over the surrounding countryside. There is a single garage with power, light, side door and windows and off-street parking to accommodate several vehicles.

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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Tel 01542 882537 Fax 01542 886176 Email keithprop@peterkins.com