



23 GREEN COURT
KEITH, AB55 5HP

OFFERS OVER £107,000
HR VALUATION £115,000

peterkins



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- Mid-Terraced Dwellinghouse
- Bright & Airy Living Room
- Modern Kitchen & Shower Room
- 2 Good-Sized Double Bedrooms
- Front & Rear Garden
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: A
Freehold

Description: Peterkins are delighted to offer for sale this deceptively spacious mid-terraced dwellinghouse nestled in a well-established residential area in the heart of the town of Keith. 23 Green Court is located within walking distance from the town's primary and secondary schools, supermarket, post office, chemist, cafés and other local amenities. The spacious accommodation is set over 2 floors and comprises a bright and airy Living Room with dual aspect windows, modern Kitchen and Shower Room and 2 good-sized double Bedrooms. There is a front and an easily maintainable rear garden with a garden shed. 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 Living Room, Kitchen and stairs to upper floor. Telephone point, ceiling light fitment, radiator, partly frosted floor to ceiling window to front, floor cupboard houses the fuse box and electric meter.

Living Room: 21' 10" x 11' 7" (6.66m x 3.54m)

Bright and airy room with dual aspect windows, TV and telephone point, carpet, ceiling light fitments, radiator, access to rear porch, Kitchen and front hall.

Rear Porch: Back door, carpet, access to Living Room.

Kitchen: 12' 0" x 9' 9" (3.65m x 2.98m)

Modern Kitchen with ample wall and base units, built in wine rack, complementary worktops, 1.5 sink drainer, integrated hob, fridge/freezer, dishwasher and microwave, cooker hood, space for washing machine, built in oven and grill, windows to rear, large storage cupboard under stairs with light fitment, wall mounted shelves and hooks, vinyl flooring, downlights, radiator.



Stairs to upper floor: Carpeted staircase with wooden hand rail lead to upper floor landing which gives access to Bedroom 1, Bedroom 2 and Shower Room. Carpet, ceiling light fitment, loft hatch, storage cupboard with shelves.

Bedroom 1: 14' 10" x 9' 3" (4.51m x 2.82m)

Spacious double Bedroom with windows to front providing lots of natural light, built in double wardrobe and built in large storage cupboard with shelves, carpet, ceiling light fitment, radiator.

Bedroom 2: 11' 4" x 10' 4" (3.46m x 3.15m)

Good-sized double Bedroom with window to rear, TV and telephone point, built in double wardrobe with shelf, carpet, ceiling light fitment, radiator.

Shower Room: 6' 8" x 6' 5" (2.02m x 1.95m)

Modern 3-piece comprises large shower cubical with dual shower heads (waterfall and handheld shower head), WC and hand wash basin with built in storage below and wall mounted touch sensor mirror above, wet walls and ceiling, downlights, vinyl flooring, radiator.

Outside: The front garden is laid in chipped stones with a slabbed pathway leading to the front door. The fully enclosed rear garden is laid in chipped stones and slabs with a garden shed and a rotary dryer.

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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