



42A LAND STREET, KEITH
AB55 5AW

OFFERS OVER £200,000

peterkins



42a Land Street
Keith, AB55 5AW

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- Detached Bungalow
- Spacious Living Room
- Kitchen
- Bright & Airy Conservatory
- 3 Good-Sized Double Bedrooms
- Large Family Bathroom
- Single Garage with Power, Light and Electric Door
- Ample Off-Street Parking
- Easily Maintainable Wrap Around Garden
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D

Council Tax Band: D
Freehold

Description: Peterkins are delighted to offer for sale this spacious detached bungalow nestled on a quiet lane in a well-established residential area in the town of Keith. The property is located within walking distance from the town's primary and secondary schools, supermarket, public transport, cafés and other local amenities. 42a Land Street comprises a spacious Living Room with a large picture window providing lots of natural light, bright and airy Conservatory, Kitchen with ample wall and base units, 3 good-sized double Bedrooms and a large family Bathroom. There is an easily maintainable wrap around garden, detached single garage and ample off-street parking. 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: 6' 0" x 5' 1" (1.84m x 1.54m)

Front door opens to the vestibule. Carpet, ceiling light fitment, coving, radiator, glass panelled door to hallway.

Hallway: Provides access to the Living Room, Kitchen, rear porch, Bedroom 1, Bedroom 2, family Bathroom and Bedroom 3. Telephone point, carpet, radiators, ceiling light fitments, large storage cupboard houses the fuse box, wall mounted shelves, coat hooks and light fitment. There is a loft hatch with a Ramsay ladder which gives access to a fully floored loft with power and light fitment.

Living Room: 18' 8" x 15' 1" (5.69m x 4.60m)

Spacious room with large picture window to front which provides lots of natural light, TV and telephone point, fireplace (capped) with electric fire, decorative marble surround and hearth and wooden mantel piece, wall mounted shelves, carpet, wall light fitments, coving, glass panelled door to hallway and patio doors to the Conservatory.

Conservatory: 11' 2" x 10' 6" (3.40m x 3.19m)

Bright and airy room with French doors to the garden, wall light fitments, tiled flooring.

Kitchen: 12' 8" x 10' 9" (3.85m x 3.28m)

Ample wall and base units with complementary worktops, 1.5 sink drainer, space for washing machine and dishwasher, integrated gas hob, extractor fan, built in oven, integrated under counter fridge, space for kitchen table, TV and telephone point, wall mounted shelf, floor to ceiling window to side and windows to rear, downlights, laminate flooring, radiator.



Rear Porch: 6' 5" x 4' 6" (1.95m x 1.37m)

Door to hallway, back door, vinyl flooring, ceiling light fitment, cupboard houses the gas boiler and wall mounted shelves.

Bedroom 1: 10' 11" x 10' 8" (3.33m x 3.26m)

Master Bedroom with window to rear, built in side and overhead units, TV and telephone point, built in desk with drawers, carpet, ceiling light fitment, built in triple mirrored wardrobe with sliding doors which provides ample storage, radiator.

Bedroom 2: 10' 7" x 10' 2" (3.23m x 3.09m)

Good-sized double Bedroom with window to front, TV point, built in side and overhead units, carpet, ceiling light fitment, radiator.

Bathroom: 11' 5" x 11' 3" (3.49m x 3.43m)

Large 5-piece Bathroom suite comprises a corner bath, spacious walk in shower with dual shower heads (waterfall and hand held shower heads), WC, bidet and hand wash basin. Frosted window to rear, heated towel rail, tiled to dado level, downlights, vinyl tile flooring.

Bedroom 3: 10' 10" x 10' 7" (3.30m x 3.22m)

Double Bedroom with window to front, carpet, ceiling light fitment, radiator.

Outside: The property benefits from an easily maintainable wrap around garden laid in chipped stones and bricks with a large hedge to the side, a few shrubs and a raised flower bed. There is a garden shed, rotary dryer, motion sensor lights and a patio area perfect for BBQs and alfresco dining. 42a Land Street benefits from a detached single garage with power, light, window and door to side and an electric roller garage door. There is ample off-street parking to accommodate several vehicles.



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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