



11 GREEN COURT, KEITH
AB55 5HP

OFFERS OVER £115,000

peterkins



11 Green Court
Keith
AB55 5HP

Offers Over £115,000

- Mid-Terraced Dwellinghouse
- Bright and airy Living Room
- Open Plan Kitchen and Dining Area
- 2 Good-Sized Bedrooms
- Shower Room
- Front & Rear Garden

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: A
Freehold

Description: 11 Green Court is a spacious mid-terraced dwellinghouse set in a well-established residential area in the heart of the town of Keith. The property is located within easy walking distance to the towns primary and secondary schools, public transport, post office, bakery and other local amenities. The property is set over 2 floors and comprises a bright and airy Living Room, open plan Kitchen and Dining Area, 2 good-sized double Bedrooms and a Shower Room. There is an easily maintainable front garden laid in chipped stones and a fully enclosed rear garden with a decking area. 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 and stairs to upper floor. Floor to ceiling window to front, floor cupboard houses the fuse box and electric meter, ceiling light fitment, carpet, telephone point, radiator, large walk in storage cupboard with light fitment, coat hooks and carpet.

Living Room: 11' 10" x 11' 7" (3.60m x 3.53m)

Bright and airy room with floor to ceiling windows to front providing lots of natural light, TV points, carpet, ceiling light fitment, radiator, access to front hall and the open plan Kitchen and Dining Area.

Dining Kitchen: 17' 6" x 11' 3" (5.33m x 3.43m)

Open plan Kitchen and Dining Area. The Kitchen comprises of ample wall and base units, complementary worktops and tiled splashback, sink drainer, built in oven, integrated hob, extractor fan, space for washing machine, undercounter fridge and freezer, vinyl flooring, ceiling light fitment. The Dining Area comprises a window to rear and a floor to ceiling window provides the room with a lot of natural light, space for a kitchen table, vinyl flooring, ceiling light fitment, radiator, door to Living Room and to rear porch.

Rear Porch: Laminate flooring, downlight, back door.



Stairs to upper floor: Staircase lead to upper floor landing which gives access to Bedroom 1, Bedroom 2 and the Shower Room. Ceiling light fitment, loft hatch, storage cupboard houses shelves.

Bedroom 1: 14' 9" x 8' 11" (4.49m x 2.72m)

Spacious double Bedroom with windows to front, built in double wardrobe and a built in large storage cupboard which houses the gas boiler, light fitment and a deep shelf, carpet, ceiling light fitment, radiator.

Bedroom 2: 11' 5" x 9' 11" (3.47m x 3.03m)

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

Shower Room: 6' 6" x 6' 5" (1.97m x 1.96m)

White 3-piece suite comprising a walk in shower, WC and hand wash basin with wall mounted glass shelf above, frosted window to rear, anti-slip vinyl flooring, wet walls, ceiling light fitment, radiator.

Outside: There is an easily maintainable front garden laid in chipped stones with a slabbed path leading to the front door. The child and pet friendly fully enclosed rear garden is laid in chipped stones with a decking area and rotary dryer.



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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Keith

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