



8 NELSON TERRACE
KEITH, AB55 5EE

OFFERS OVER £165,000

peterkins



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- End-Terraced Dwellinghouse
- Living Room
- Kitchen
- 3 Double Bedrooms
- Modern Shower Room
- Spacious Basement
- WC
- Single Garage with Power & Light
- Substantial Landscaped Front Garden with Flower, Plants and Gazebo
- Two Garden Stores
- Pre-Planning Application Enquiry in Progress
- Gas Central Heating
- Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D

Council Tax Band: B

Description: Peterkins are delighted to offer for sale this spacious End-Terraced Dwellinghouse nestled on a quiet street in a well-established residential area in the town of Keith. The property is located within walking distance from the towns primary and secondary schools, public transport, supermarket, convenience store, cafés and other local amenities. The spacious accommodation is set over 2 floors and comprises a Living Room, Kitchen, 3 double Bedrooms, modern Shower Room and a spacious Basement. There is a single garage with power and light and a substantial landscaped front garden with plants, flowers and a Gazebo. There is a pre-planning application enquiry in progress with the Moray Council to erect a dwellinghouse in the front garden. 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: The front door opens into the welcoming entrance hall, which provides access to the living room, bedroom 1 and the staircase to the upper floor. The hall further benefits from a telephone point, fitted carpet, ceiling light fitting, and radiator.

Living room: 17’5” x 12’2” (5.32m x 3.70m)

The living room is a spacious reception room featuring dual-aspect windows, built in units, and wall mounted shelving with mirrored backing. An attractive alcove incorporates a decorative glass feature with light fitting and storage cupboard below, which houses the electric meter. The chimney is lined for a fireplace, and if required can be opened in the future. Additional features include a TV point, fitted carpet, ceiling and wall light fittings, and two radiators.

Bedroom 1: 11’3” x 9’1” (3.43m x 2.77m)

The downstairs bedroom is a spacious double room with a front facing window and deep window sill. The room benefits from a built in double wardrobe with sliding doors, along with a built-in bed frame incorporating storage below and integrated bedside cupboards, providing ample storage throughout. Additional features include a fitted carpet, ceiling and wall light fittings and, a radiator.

Rear Hall:

The rear hall provides access to the living room, downstairs WC, and kitchen. The area is finished with laminate flooring and a ceiling light fitting.

WC: 4’8” x 2’11” (1.41m x 0.88m)

The downstairs WC comprises a WC and hand wash basin. Additional features include a frosted side facing window, anti-slip vinyl flooring, wall-mounted mirror and ceiling light fitting.

Kitchen: 14’7” x 13’11” (4.45m x 4.23m)

The L shaped kitchen is fitted with a range of wall and base units complements the coordinating worktops, a wine rack and tiled splashback. A stainless steel sink is positioned beneath the rear-facing window. There is space for a washing machine and fridge freezer. The room further benefits from an additional window located within the dining area, an extractor fan, and a built-in double cupboard. A door also provides direct access to the outside.



Basement: 17'11" x 13'2" (5.46m x 4.01m)

Concrete steps lead from the kitchen down to a generously sized basement with concrete flooring. The basement benefits from a small street-level front-facing window, power, lighting fitting and radiator.

Bedroom 2: 18'7" x 11'0" (5.67m x 3.36m)

Bedroom 2 is a spacious double bedroom with a front facing window enjoying lovely views over town. The room benefits from a built in double wardrobe with additional built in storage cupboard fitted and wall mounted shelving. Further features include fitted carpet, ceiling light fitting and radiator.

Bedroom 3: 12'10" x 10'6" (3.90m x 3.20m)

A further good sized double bedroom benefiting from a large built in wardrobe, built in storage cupboard and large walk in cupboard. A front facing window also enjoying lovely views of town. Includes a ceiling light and radiator.

Shower Room: 9'8" x 6'0" (2.94m x 1.84m)

Completing the internal accommodation is the modern shower room, comprising a shower cubicle with dual shower system (waterfall head and handheld attachment), along with a hand wash basin set over a vanity unit providing built in storage. Features include a frosted rear window for privacy, a corner unit, wall mounted touch sensor mirror, anti-slip flooring, ceiling light fitting and radiator.

Outside: The property benefits from a single garage to the rear with power and lighting, and an electric up and over door. The garage also features a water tap, and inspection pit. The property also benefits from a substantial landscaped garden, which is accessed across from the main accommodation. The garden features a tarred pathway leading to the end of the plot. The garden is well established with a variety of bushes, shrubs, plants and flowers, and also includes a gazebo with power and light, a drying green and two garden stores. In addition, there is an electrical supply from the house with a dedicated fuse for isolation, together with an external water tap fitted with its own stopcock.

There is pre- application enquiry in place for the potential erection of a dwellinghouse within the front garden.

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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