


11 DUNNYDUFF ROAD,
KEITH, AB55 5JG

OFFERS OVER £99,000
Home Report Valuation £105,000

peterkins













# 11 Dunnyduff Road, Keith, AB55 5JG

## Offers Over £99,000
## Home Report Valuation £105,000

- Lounge
- Kitchen Dining
- Two Double Bedrooms
- Shower Room
- Electric Storage Heating
- Double Glazing
- Front & Rear Garden
- Popular Residential Area

Viewing contact Peterkins
(01542) 882537

Council Tax Band: A
EPC: E
Freehold

Description: We are delighted to offer for sale this attractive two-bedroom end-terraced home, situated in a popular residential area in the busy town of Keith.

The accommodation comprises an entrance vestibule with a storage cupboard, leading into a welcoming hallway providing access to both the lounge and kitchen, along with an additional storage cupboard. Glazed doors between rooms enhance natural light, creating a bright and airy feel throughout the ground floor. The spacious lounge flows into the dining kitchen, offering a practical layout. Upstairs, the property features two well-proportioned bedrooms, both benefiting from ample built-in storage. A modern shower room completes the upper level, along with an additional storage cupboard off the landing. Externally, the property benefits from easily maintained front and rear gardens, predominantly laid with stone chips for low-maintenance outdoor space.

The property offers an abundance of storage space, has been recently redecorated throughout, and is presented in move-in condition.

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: Access is gained via a partially glazed front door featuring an attractive mosaic design. The entrance vestibule benefits from a spacious storage cupboard and leads into the hallway. The lower hallway provides a further storage cupboard and access to the lounge and kitchen, while the upper hallway also includes a useful storage cupboard. A hatch provides access to the loft space, which is floored and fitted with lighting, offering excellent additional storage.

Living room: 11’4” x 13’3” (3.45 m × 4.04 m)
A bright and well-sized living room with a large picture window providing plenty of natural light. Glazed doors lead to the hallway and kitchen/dining area. The room also features a radiator, fitted carpet, fitted blinds, electric storage heater and a ceiling light.

Kitchen: 17’6” x 10’1” (5.33 m × 3.07 m)
The kitchen is fitted with a range of base and wall units, complementary worktops, and tiled splashbacks. It includes a freestanding oven with extractor hood above and a composite sink positioned beneath a window overlooking the rear garden. Additional units provide a natural division between the kitchen and dining areas. The dining area features a uPVC rear door with a full-height glazed side panel, allowing plenty of natural light into the space. Further features include an electric storage heater, fitted carpet in the dining area, vinyl flooring in the kitchen area, and two ceiling lights.





Kitchen: 17’6” x 10’1” (5.33 m × 3.07 m)
The kitchen is fitted with a range of base and wall units, complementary worktops, and tiled splashbacks. It includes a freestanding oven with extractor hood above and a composite sink positioned beneath a window overlooking the rear garden. Additional units provide a natural division between the kitchen and dining areas. The dining area features a uPVC rear door with a full-height glazed side panel, allowing plenty of natural light into the space. Further features include an electric storage heater, fitted carpet in the dining area, vinyl flooring in the kitchen area, and two ceiling lights.

Bedroom 1: 8’6” x 12’3” (2.59 m × 3.73 m)
A spacious main bedroom featuring full-height triple wardrobes with mirrored sliding doors, providing an abundance of storage. The room also benefits from a rear-facing window, fitted carpet, single ceiling light and an additional storage cupboard.

Bedroom 2: 8’7” x 14’4” (2.62 m × 4.37 m)
A further spacious double bedroom overlooking the front of the property. Features include a deep storage cupboard, fitted carpet, and a ceiling light. The room offers ample space for additional furniture.

Shower room: 6’5” x 4’0” (1.96 m × 1.22 m)
The shower room features a newly installed walk-in shower with Aquapanel wall surrounds, a rectangular shower enclosure, and a mains-fed shower. There is also a fitted vanity unit incorporating a wash hand basin and WC. Additional features include a frosted window, fitted carpet, heated towel rail, and ceiling light.

Outside: The property benefits from both front and rear gardens. The front garden is mainly laid with decorative chip stones, complemented by mature shrubs and a slabbed pathway leading to the front door. The fully enclosed rear garden is also mainly laid with chip stones and features a slabbed pathway, a garden shed providing useful outdoor storage, and a rotary washing line (whirligig).

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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