

10 SCHOOL ROAD, KEITH
AB55 5ES

OFFERS OVER £110,000
Home Report Valuation £120,000

peterkins













10 School Road, Keith AB55 5ES

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Home Report Valuation
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- Spacious Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room
- Enclosed Garden
- Close to local amenities
- Electric Heating
- Double Glazing

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EPC: E
Council Tax Band: A

Description: We are delighted to present for sale this spacious two-bedroom end-terraced home, located within a well-established residential area of the thriving town of Keith. Offering generous accommodation throughout, the property comprises a bright and spacious lounge, a fitted dining kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from excellent built-in storage, and a modern shower room. Externally, the property enjoys low-maintenance gardens to both the front and rear. The fully enclosed rear garden is designed for easy upkeep, featuring chipped stone, paved pathways, a garden shed and a rotary clothes dryer, while high-level fencing provides a good degree of privacy.

Further benefits include electric heating and double glazing throughout.

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.

Hallway: Entering via a partially glazed door, the spacious entrance hallway provides access to the lounge, the staircase leading to the first floor, and an inner hallway separated by two doors. The inner hallway offers access to the under-stairs storage cupboard and the kitchen. The upper landing benefits from a linen cupboard, fitted carpet, an electric heater, and a loft hatch.

Living room: 11’4” x 21’3” (3.45 m × 6.48 m)
The spacious front-facing lounge is bright and spacious, featuring a fireplace incorporating an electric fire as its focal point. The room offers ample space for both living and dining, with the rear section easily accommodating a dining table and chairs if desired. Further features include recessed ceiling spotlights, fitted blinds, a smoke detector, fitted carpet, and ample power points.

Kitchen: 11’2” x 9’0” (3.40 m × 2.74 m)
The fitted dining kitchen is well equipped with a range of base and wall-mounted units complemented by light wood-effect worktops, providing ample storage and workspace. A stainless steel sink is positioned beneath a rear-facing window, offering pleasant views over the enclosed rear garden. The kitchen also includes a freestanding electric cooker, an electric heater, vinyl flooring, fitted blinds, a heat detector, and a strobe light. The walls are finished with half-height tile-effect wallpaper.





Bedroom 1: 9’9” x 11’3” (2.97 m × 3.43 m)
A spacious rear-facing bedroom offering ample room for a range of bedroom furniture. The room features a double wardrobe, a stylish feature wallpapered wall, an electric heater, a single ceiling light, and a fitted carpet.

Bedroom 2: 14’6” x 8’8” (4.42 m × 2.64 m)
Situated at the front of the property, this bright and spacious bedroom benefits from an abundance of storage space. The room features a double wardrobe and a separate single cupboard, along with two windows that provide plenty of natural light. Additional features include an electric heater, a single ceiling light, and fitted carpet.

Shower Room: 6’4” x 6’1” (1.93 m × 1.85 m)
Completing the accommodation is the shower room, fitted with a two-piece suite comprising a wash hand basin with a fitted vanity unit and a curved shower tray with a glass enclosure. The room also features recessed ceiling lights, vinyl flooring, a frosted window, and a combination of half-height tiling and wallpapered walls.

Outside: To the front of the property, the front garden is mainly laid to lawn with mature shrubs and a paved path leading to the front door. Steps with a handrail lead down to the fully enclosed rear garden. High-level fencing provides a good degree of privacy, while the garden is predominantly laid with decorative chip stone for ease of maintenance, complemented by a paved pathway. The garden also benefits from a rotary clothes dryer (whirligig), a garden shed, mature shrubs, and a side gate providing access to the lane adjacent to the property.

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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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