

Craiglyn, 28 Moss Street, Keith
AB55 5HH

OFFERS OVER £200,000

peterkins













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- Cosy Lounge
- Modern Kitchen
- Three Double Bedrooms
- Family Bathroom
- Shower Room
- Traditional Features
- Double Glazing
- Gas Central Heating
- Large Plot with Smiddy Cottage to the rear

Viewing contact Peterkins
(01542) 882537

EPC: E
Council Tax Band: B

Description: We are delighted to present for sale this traditional three-bedroom detached home, ideally located in the popular town of Keith. The accommodation is arranged over two floors and comprises a bright and spacious hallway, comfortable lounge, modern kitchen, utility room, three well-proportioned bedrooms, a bathroom, and a separate shower room. The property retains a wealth of original character features, including high ceilings with decorative coving, high skirtings, and dark wood finishes, all adding to its charm and appeal. A standout feature is the generous rear plot. Within it sits the original smiddy, currently used as a workshop but offering excellent potential for a variety of alternative uses, subject to the necessary consents. The courtyard area also provides ample off-street parking for several vehicles. Early viewing is recommended to appreciate the full scale and potential of the property on 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.

Hall: Entrance is via a solid wood front door with upper glazed panel. The hall retains period features including high skirting boards, decorative coving, and dark wood detailing. The ground floor hall provides access to Bedroom 1, the bathroom, lounge, and stairs to the first floor. The upper landing is spacious and benefits from a skylight window. It provides access to Bedrooms 2 and 3 and the shower room.

Bedroom1: 11’7” x 13’7” (3.53 m x 4.14 m)
Located on the ground floor, this spacious bedroom offers ample space for a full range of bedroom furniture. Features include a built-in storage cupboard, a large window with fitted blinds, fitted carpet, radiator, ceiling light, decorative coving, high skirting boards, and a feature accent wall.

Bathroom: 12’2” x 8’5” (3.71 m x 2.57 m)
Fitted with a modern three-piece suite comprising a WC, wash hand basin, and Jacuzzi bath with a self-cleaning system, together with a separate shower enclosure. Features include a frosted window with a deep sill, decorative coving, radiator, half-height aqua paneling with full-height paneling to the shower and bath areas, recessed ceiling spotlights, and vinyl flooring.

Living room: 12’1” x 11’8” (3.68 m x 3.56 m)
The lounge is a welcoming room, serving as both a comfortable living space and a central flow-through room, providing access to the kitchen. The room features a fireplace with an inset electric fire, creating a charming focal point. There is a deep storage cupboard providing useful storage space, a feature wall, and a window fitted with blinds. Retaining its period character, the room also benefits from decorative coving and high skirting boards.

Kitchen: 8’0” x 14’6” (2.44 m x 4.42 m)
A modern dining kitchen fitted with ample base and wall units. Features include a five-ring electric hob, electric oven, stainless steel 1.5-bowl sink beneath the window, tiled splashbacks, recessed ceiling spotlights, radiator, and vinyl flooring. There is also space for a dining table and chairs.





Utility Room: 5'8" x 6'4" (1.73 m x 1.93 m)
Completing the ground floor accommodation, the utility room is accessed from the kitchen and provides external access to the rear courtyard. Features include vinyl flooring, recessed ceiling spotlights, a loft hatch, and the boiler.

Bedroom 2: 13'3" x 11'3" (4.04 m x 3.43 m)
Located on the first floor, Bedroom 2 provides space for bedroom furniture and benefits from double built-in wardrobes. Features include fitted carpet, a large bay window, and a feature wallpapered wall.

Bedroom 3: 12'9" x 11'1" (3.89 m x 3.38 m)
Located on the first floor, Bedroom 3 is similar in size and layout to Bedroom 2. The room features double built-in wardrobes, a large bay window, and fitted carpet. It adjoins the hallway storage cupboard, which offers potential to be incorporated into the room to create an en-suite, subject to any necessary consents.

Shower Room: 6'1" x 6'1" (1.85 m x 1.85 m)
Completing the first floor accommodation, the shower room comprises a modern tiled shower enclosure with mains-fed shower, WC, and wash hand basin. Features include vinyl flooring, a skylight providing natural light

Outside: To the rear lies a substantial plot, featuring the original smiddy. The smiddy cottage is currently utilised as a large workshop; however, it offers potential for a range of alternative uses, subject to the necessary planning permissions.
The grounds wrap around the smiddy, with two vehicle access points to the front and rear of the cottage, providing excellent convenience and flexibility.

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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