



47B MID STREET, KEITH
AB55 5AH

OFFERS OVER £125,000

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- Lounge
- Kitchen
- WC
- Two Good Sized Bedrooms
- Bathroom
- Private Garden
- Gas Central Heating
- Conveniently Located

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: B

Description: We are delighted to offer for sale this two-bedroom terraced dwellinghouse, conveniently located within the popular town of Keith and close to a range of local amenities.

The accommodation is set over two floors and comprises an entrance hallway with spacious cloakroom cupboard, a well proportioned living room, a handy ground-floor WC, and a well-equipped kitchen/dining room fitted with a range of base and wall units. A staircase leads to the first floor, where there are two generously sized bedrooms and a family bathroom fitted with a three piece suite and overhead mains shower. Outside there is a private garden which is mainly laid to stone chip.

Further benefits include gas central heating and double glazing. This property would make an ideal purchase for first-time buyers, small families, or those looking to downsize.

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: A T-shaped lower hallway provides access to a cloakroom cupboard, the lounge, WC and kitchen. Stairs lead to the first floor, giving access to the bedrooms, a further storage cupboard, the family bathroom and the loft space.

Living room: 15'3" x 10'2" (4.65 m x 3.10 m)

A spacious room with plenty of space for a range of living room furniture. A window overlooks the rear garden, and the room also features an alcove, ceiling light, radiator and ample power points.

Kitchen: 12'3" x 8'7" (3.73 m x 2.62 m)

Fitted with a range of base and wall units with wood-effect finishes and dark worktops. There is a built-in cooker and hob with an extractor fan above, tiled splashbacks, and a window overlooking the rear. The kitchen also benefits from a ceiling light and ample workspace.

WC: 4'0" x 5'5" (1.22 m x 1.65 m)

Conveniently located off the lower hallway, this useful cloakroom is fitted with a two-piece white suite and a wall-mounted mirror.



Bedroom 1: 13'0" x 8'7" (3.96 m x 2.62 m)

A good-sized bedroom offering ample space for a range of bedroom furniture. The room benefits from a rear-facing window providing natural light and a pleasant outlook. Additional features include multiple power points, a radiator, and a central ceiling light fitting.

Bedroom 2: 11'3" x 12'7" (3.43 m x 3.84 m)

A further good-sized bedroom benefiting from dual-aspect natural light via a skylight and additional window. The room offers ample space for a range of bedroom furniture and includes multiple power points, a radiator, and a central ceiling light fitting.

Bathroom: 8'6" x 7'8" (2.59 m x 2.34 m)

Completing the internal accommodation is the family bathroom, comprising a three-piece suite with an overhead mains shower and aqua panel surrounds. The room also benefits from vinyl flooring and a skylight, providing natural light.

Outside: To the rear of the property is an enclosed garden area containing three private gardens in total, including the one belonging to the property. A shared paved pathway runs immediately outside the house, providing access to the private garden and an external door leading to the side lane.

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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