



12 Balloch Road, Keith
AB55 5HU

OFFERS OVER £125,000

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- Mid Terrace Dwelling House
- Spacious Lounge
- Kitchen Dining
- Three Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Front and Rear Gardens
- Close to local Amenities

Viewing contact Peterkins
(01542) 882537

EPC: D

Council Tax Band: B
Freehold

We are delighted to offer for sale this well-presented, mid terrace property, which offers spacious and versatile accommodation throughout and benefits from gas central heating and double glazing. Ideally located close to local amenities, the accommodation comprises a bright and welcoming lounge featuring a large picture window, traditional wood-panelled feature wall, and central fireplace with electric fire. The spacious dining kitchen is fitted with a range of base and wall units, integrated appliances, space for white goods, and a dining area overlooking the rear garden. Upstairs, the property offers three bedrooms, including a generous double bedroom overlooking the rear garden, a further spacious bedroom, and a versatile third bedroom ideal as a home office or nursery. Completing the accommodation is a modern shower room fitted with a two-piece suite, built-in vanity unit, and electric shower enclosure. Externally, the property benefits from low-maintenance front gardens and a private rear garden, mainly laid to lawn with a garden shed, mature shrubs, and enclosed by high-level fencing.

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: Entered via a part-glazed UPVC door, the hallway provides direct access to the lounge and stairs leading to the first floor. The upper hallway gives access to all bedrooms and the shower room, with a storage cupboard and loft hatch.

Living Room: 14'4" x 13'8" (4.37m x 4.17m)

A bright and welcoming lounge with a large picture window allowing plenty of natural light. A traditional wood-panelled feature wall with a central fireplace and electric fire creates an attractive focal point. The room is complete with wallpapered walls, wooden flooring, a radiator, a smoke detector, and a glazed door with side panels leading to the kitchen.

Kitchen: 17'5" x 8'6" (5.31m x 2.59m)

A spacious dining kitchen fitted with a range of base and wall units. There is a composite sink beneath a large window overlooking the rear garden, an integrated oven with ceramic hob and extractor hood, space for white goods, and room for a dining table. The room also benefits from a deep storage cupboard, a rear external door, a radiator, vinyl flooring, and a heat detector.



Shower Room: 6.6' x 5'8" (1.98m x 1.73m)

The modern shower room is fitted with a two-piece suite set within a built-in vanity unit, along with a curved shower enclosure housing an electric shower. The room is finished with ceiling panelling, full-height aqua panelling, vinyl flooring, a frosted window, and recessed ceiling lights.

Bedroom 1: 10'5" x 12'5" (3.18m x 3.78m)

A spacious double bedroom enjoying a quiet position overlooking the rear garden. There is ample space for bedroom furniture, and the room is complete with a fitted carpet, radiator, and ceiling light.

Bedroom 2: 10'7" x 9'1" (3.23m x 2.77m)

A further spacious room positioned to the front of the property, offering ample space for a variety of furniture. The room is finished with click laminate flooring, a radiator, and a ceiling light.

Bedroom 3

Completing the upstairs accommodation is the third bedroom, which could also be utilised as a home office or nursery. The room benefits from built-in shelving, a window, click laminate flooring, a radiator, and a ceiling light.

Outside: The front garden is mainly laid to chip stone, with a hedge border to one side and a stone wall to the other. There is ample space for potted plants if desired. The rear garden is mainly laid to lawn, with a slabbed area by the back door and a path leading to the rear garden shed. Enclosed by high-level fencing, the garden offers a good degree of privacy and also benefits from an outside light and mature shrubs.

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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