

36 Mid Street, Keith,
AB55 5AH

OFFERS OVER £90,000

peterkins













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- Lounge
- Kitchen
- Two Bedrooms
- Newly Refurbished Shower Room
- Spacious Garage
- Double Glazing
- Gas Central Heating

Viewing contact Peterkins
(01542) 882537

EPC: C
Council Tax Band: A
Freehold

We are delighted to offer for sale this spacious two-bedroom property, offering well-proportioned accommodation, an exclusive rear garden and a particularly generous garage. The property comprises a welcoming entrance vestibule leading into an L-shaped hallway, spacious front-facing living room with dual-aspect windows and electric fire, well-equipped kitchen, recently refurbished shower room and two good-sized bedrooms. Outside, the property benefits from an exclusive rear garden, mainly laid with chip stone and paving, with a designated planting area and handy summerhouse/shed. The impressive garage measures approximately 18'5" x 23'6", providing excellent additional storage and parking space. Early viewing is recommended to appreciate the accommodation and outdoor space 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.

Entrance: Entering via the main door at the side of the lane, the property opens into a vestibule with wooden flooring, a useful cupboard and glazed door leading into the L-shaped hall. From here, access is provided to the lounge, bedrooms and shower room.

Living room: 13'4" x 12'5" (4.06m × 3.78m)
A spacious front-facing room featuring a central electric fire as a focal point, with a useful alcove to the side incorporating an inset mirror, shelving and cupboard storage. Dual-aspect windows provide plenty of natural light and are fitted with blinds. The room is further complemented by a radiator, smoke detector and fitted carpet.

Kitchen: 7'1" x 11'7" (2.16m × 3.53m)
The kitchen is situated to the rear of the lounge and is accessed via a glazed door. The room is fitted with ample base and wall units, complemented by worktops and tiled splashbacks. A side-facing window provides natural light and incorporates a cat flap. Features include a free-standing cooker, fridge freezer, space for a washing machine, heat sensor and vinyl flooring.

Shower Room: 4'6" x 6'7" (1.37m × 2.01m)
The recently refurbished shower room features a large rectangular shower tray with glass surround and mains-fed shower. The shower area is fully finished with aqua paneling, while the remainder of the room is tiled, with a large inset mirror. There is also a WC, sink with vanity unit, chrome towel rail and vinyl flooring. A frosted side-facing window provides natural light.





Bedroom 1: 9;7” x 12’1” (2.92m × 3.68m)
A well-proportioned front-facing room with a window overlooking the front, fitted with blinds. Features include a single ceiling light, radiator, glazed door and fitted carpet.

Bedroom 2: 11’3” x 13’3” (3.43m × 4.04m)
A spacious bedroom with ample room for bedroom furniture. A large picture window with fitted blinds provides plenty of natural light, with a useful alcove housing the meters. The room also features a glazed door, fitted carpet, radiator and single ceiling light.

Outside: The property benefits from an exclusive garden located to the rear of the garden block. The garden is mainly laid with chip stone and paving slabs, with a designated area for planting. There is also a handy summerhouse/shed, along with access to the spacious garage measuring 18’5” x 23’6” (5.61m x 7.16m).

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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