

32 Union Street, Keith,
AB55 5DP

OFFERS OVER £115,000

peterkins


HOOVER











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Offers Over £115,000

- End Terrace Two Bedroom Dwelling- House
- Lounge
- Modern Kitchen
- Two Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Close to Local Amenities

Viewing contact Peterkins
(01542) 882537

EPC: C
Council Tax Band: B
Freehold

Peterkins are delighted to offer for sale this well-presented two-bedroom end-terrace property, ideally situated in a central location within the town of Keith, close to local amenities. The accommodation comprises a lounge, modern fitted kitchen, two well-proportioned bedrooms and a modern bathroom. Further benefits include gas central heating, double glazing and useful storage throughout. Externally, there is a rear stone-chip area with shed, access to a communal drying green and shared parking, along with on-street parking available directly outside the property. This property would make an ideal first-time home or suit 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.

Entrance: Entry is through a partially glazed uPVC door into the entrance vestibule, which features wood-effect vinyl flooring and coat hooks. A glazed inner door leads into the hallway, providing access to the lounge, kitchen and staircase to the first floor. The hallway is finished with fitted carpet and also benefits from a radiator and ceiling light.

Living room: 13’8” x 11’3” (4.17m x 3.43m)
A well-proportioned lounge offering a comfortable living space, with a front-facing window. The room features fitted carpet, a radiator, ceiling light and a handy storage cupboard, providing useful additional storage.

Kitchen: 13’8” x 8’8” (4.17m x 2.64m)
The modern kitchen is fitted with ample base and wall units, contrasting worktops and tiled splashbacks. There is a gas hob with integrated oven and overhead extractor fan, space for dining, and two handy storage cupboards, including one beneath the window. The room is complete with wood-effect laminate flooring, radiator and a ceiling light.

Upper Hall: A carpeted staircase leads to the first floor, where a Velux window allows natural light into the upper hallway. A loft hatch provides access to the loft space, and the hallway leads to the two bedrooms and bathroom.





Bedroom 1: 14’0” x 8’8” (4.27m x 2.64m)
The bedroom features a front-facing window overlooking the street, with a deep sill providing additional character. There is ample space for a range of bedroom furniture. Further features include fitted carpet, a radiator and a ceiling light.

Bathroom: 7’2” x 4’9” (2.18m x 1.45m)
A modern bathroom fitted with a three-piece white suite, comprising a WC and wash hand basin set within a vanity unit. The bath features an Aqua Panel surround, overhead shower and glass screen. A Velux window provides natural light, while the room is complete with vinyl flooring and a radiator.

Bedroom 2: 14’1” x 8’4” (4.29m x 2.54m)
A further well-proportioned bedroom located across the hallway, featuring a front-facing window with a deep sill. The room offers ample space for a range of bedroom furniture and is complete with fitted carpet, a radiator and ceiling light.

Outside: To the rear, there is a stone-chip area with a shed, situated directly behind the property. A communal drying green is located on a raised level, with shared parking available further up the hill. On-street parking is also available directly outside the property.

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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Keith
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