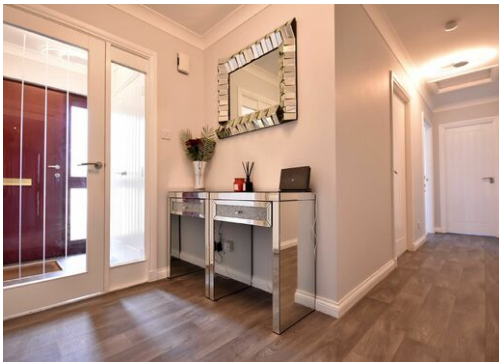


21a Land Street,

Keith,

AB55 5AW



Fixed Price £185,000

Located within the town of Keith and just a short walk from the town's High Street is this 3 Bedroom Detached Bungalow. The current owners have modernised the Kitchen and Bathrooms, redecorated, had replacement internal doors fitted along with floor coverings.



Features

£25,000 BELOW HOME REPORT VALUATION !

3 Bedroom Detached Bungalow

Walking distance to town's High Street

Modern decorative order

Double Glazing

Gas Central Heating

Driveway

Located within the town of Keith and just a short walk from the town's High Street is this 3 Bedroom Detached Bungalow. The current owners have modernised the Kitchen and Bathrooms, redecorated, had replacement internal doors fitted along with floor coverings.

Accommodation an Entrance Vestibule, Hallway, Lounge, a modern Kitchen / Diner, Utility Room, Master Bedroom with En-Suite Bathroom and Walk-in Wardrobe, 2 further Bedrooms and a Shower Room.

**3 Bedroom Detached Bungalow
Walking distance to towns High Street
Modern decorative order
Double Glazing
Gas Central Heating
Driveway**

Entrance to the Property is via a front door leading to:

Entrance Vestibule

Coved ceiling with ceiling light fitting
Single radiator
Built-in double storage cupboard for coats and shoes
Grey coloured wood effect vinyl flooring

Hallway

Coved ceiling with 2 ceiling light fittings
Loft access hatch which leads to a partially floored loft space with lighting
2 single radiators
Built-in double storage cupboard
Grey coloured wood effect vinyl flooring

Lounge – 15'4" (4.67) max into window recess x 13'6" (4.11)

Coved ceiling
Double glazed bay window to the front
Double radiator
Fitted carpet

Kitchen / Diner – 17'1" (5.20) x 11' (3.35)

A modern kitchen comprising recessed ceiling lighting
Double glazed window to the side
Double radiator
A range of white high gloss finish wall mounted cupboards with under and over lighting
Single sink with drainer unit and mixer tap
Integrated electric hob with extractor unit and electric oven
Integrated dish washer
Space to accommodate an American style fridge/freezer
Space to accommodate a dining table within the room
Laminate flooring

A door leads through to the Utility Room

Utility Room – 8'8" (2.64) x 5'5" (1.64)

Coved ceiling with pendant light fitting

Single radiator

Fitted base unit with single sink and drainer unit

Space to accommodate a washing machine and tumble dryer (these are to remain)

Built-in shelved storage cupboard

Worcester gas boiler

Laminate flooring

A side entry door with double glazed frosted window leads to the rear pathway

Master Bedroom with En-Suite Bathroom – 11'5" (3.47) plus wardrobe space x 10'10" (3.30) max reducing to 8'8" (2.64)

Coved ceiling with pendant light fitting

Double glazed window to the side

Single radiator

Walk-in wardrobe fitted out with hanging rail, shelf space, lighting and carpeted within

Fitted carpet

En-Suite Bathroom – 6'1" (1.84) x 6' (1.83)

Coved ceiling with recessed lighting

Double glazed frosted window to the side

Heated towel rail

Bath with mixer tap and hand shower fitting

Vanity unit with recessed wash basin and fitted mirror with lighting

Press flush W.C

Vinyl flooring

Bedroom Two – 10'7" (3.22) plus wardrobe space x 9'8" (2.94)

Coved ceiling with pendant light fitting

Double glazed window to the front

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Three – 9'8" (2.94) x 7'8" (2.33) plus wardrobe space

Coved ceiling

Double glazed window to the front

Single radiator

Built-in single wardrobe

Fitted carpet

Shower Room – 6'4" (1.92) x 5'6" (1.67)

A modern shower room

Coved ceiling with ceiling light fitting

Double glazed frosted window to the side

Heated towel rail

Quadrant shower cubicle with mains twin head shower and wet wall finish within

Vanity unit with recessed wash basin and fitted mirror with lighting

Press flush W.C

Garden

A paved pathway runs along the back of the property and leads to each side of the bungalow
To one side there is a gravelled garden area with space to accommodate a garden shed
To the front there is an enclosed garden which is laid to lawn

Driveway

A block paved driveway to the side and front of the property which can provide parking for 2-3 vehicles.

Note 1

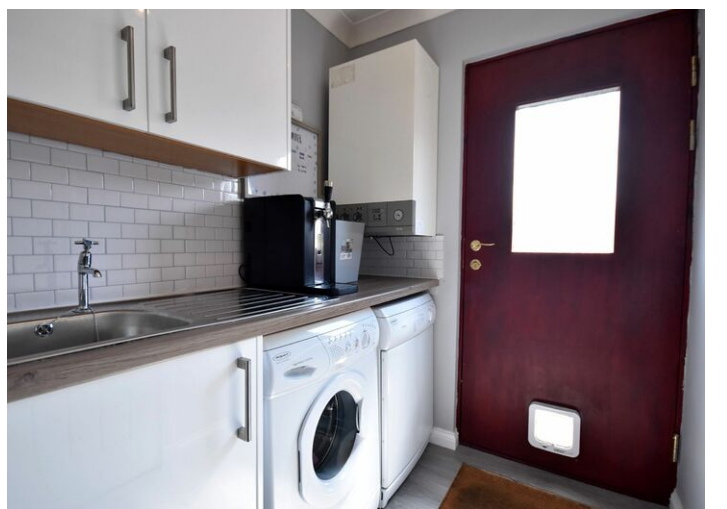
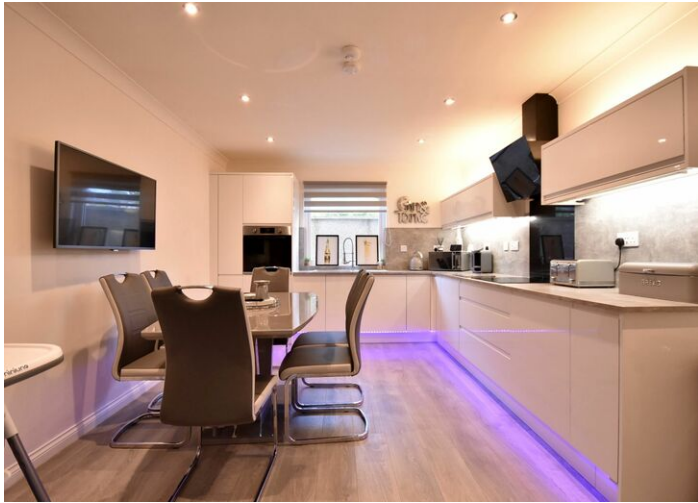
All fitted blinds, floor coverings and light fittings (excluding the Lounge and 3rd Bedroom light fittings) are to remain.

Energy Performance Rate

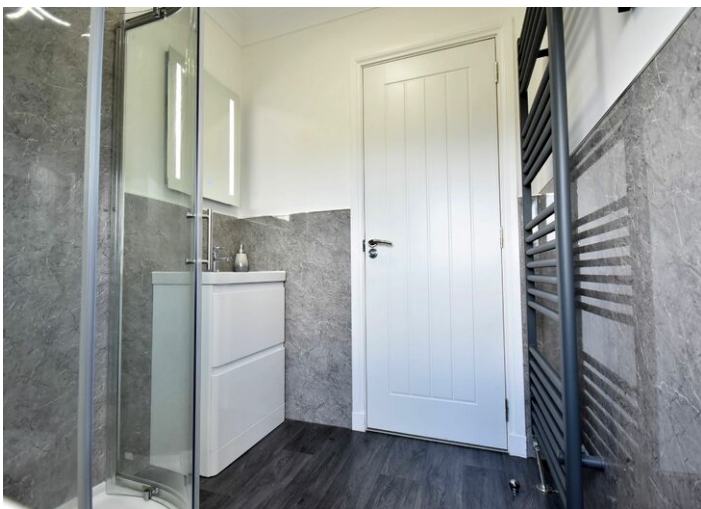
Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		









Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.