

36 Moss Street  
Keith  
Banffshire  
AB55 5HH



**Fixed Price £135,000**

Located within walking distance to Keith's local amenities and high street is this 3 Bedroom End-Terrace House which benefits from Off-Street Parking at the Rear for 3 vehicles.

### **Features**

- 3 Bedroom End-Terrace House
- Off-Street Parking for 3 vehicles
- Rear Garden
- Double Glazing
- Gas Central Heating



**Located within walking distance to Keith's local amenities and high street is this 3 Bedroom End-Terrace House which benefits from Off-Street Parking at the Rear for 3 vehicles.**

**Accommodation comprises a Hallway, Lounge, Kitchen and a Bathroom. The 1st Floor comprises a Landing and 3 Double Bedrooms.**

Entrance to the property is via uPVC part panelled front with double glazed frosted windows leading to:

**Hallway**

2 pendant light fittings

Single radiator

A carpeted staircase leads up to the 1st floor landing

2 built-in under-stairs storage cupboards, one of which has a double glazed window within to the front aspect, fitted with lighting.

Wood effect flooring

**Lounge – 13' (3.96) deepening to 14'1" (4.29) max x 13'5" (4.08)**

Ceiling light fitting

Double glazed window to the front

Double radiator

Fireplace surround with gas fire

Recessed alcove

Fitted carpet

**Kitchen – 13'10" (4.21) x 9'5" (2.86)**

2 ceiling light fittings

Double glazed window to the rear looking onto the rear garden

Double radiator

A range of wall mounted cupboards and fitted base units

Integrated 5-ring gas hob and electric oven, with space above to accommodate a microwave

1 ½ style sink with drainer unit and mixer tap

Further fitted base unit and cupboards with display cabinet

Integrated fridge/freezer

Space to accommodate a washing machine (to remain)

Tile effect flooring

A uPVC part panelled door with double glazed frosted window leads to the Garden

**Ground Floor Bathroom – 8' (2.44) x 6'8" (2.02)**

Ceiling light fitting

Double glazed frosted window to the rear

Double radiator

Shower bath with electric shower and wet wall finish within

Fitted vanity unit with recessed wash basin

Press flush W.C

Vinyl flooring

## **1st Floor Accommodation**

### **Landing**

Pendant light fitting  
Double glazed window to the front  
Built-in shelved storage cupboard  
Fitted carpet

### **Bedroom One – 12'9" (3.88) x 9'8" (2.94) max**

Pendant light fitting  
Double glazed window to the rear  
Double radiator  
Laminate flooring

### **Bedroom Two – 14'2" (4.32) max x 10'4" (3.15) max**

Pendant light fitting  
Double glazed window to the front  
Double radiator  
Built-in wardrobe  
Fitted carpet

### **Bedroom Three – 11'4" (3.45) x 9'4" (2.84) plus wardrobe space**

A double bedroom  
Pendant light fitting  
Double glazed window to the rear  
Double radiator  
Built-in wardrobe  
Fitted carpet

### **Garden**

A good sized rear garden which commences with a paved seating area  
The remainder of the garden is laid to lawn with a timber built shed to the rear

### **Off-Street Parking**

The property benefits from its own driveway area at the rear of the garden which provides parking for 3 vehicles.

### **Note 1**

All light fittings, curtains & fitted blinds, floor coverings, washing machine and shed are to remain.

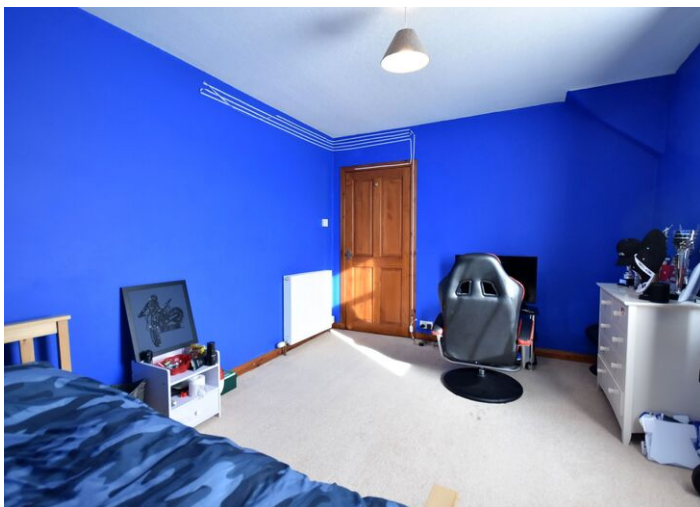
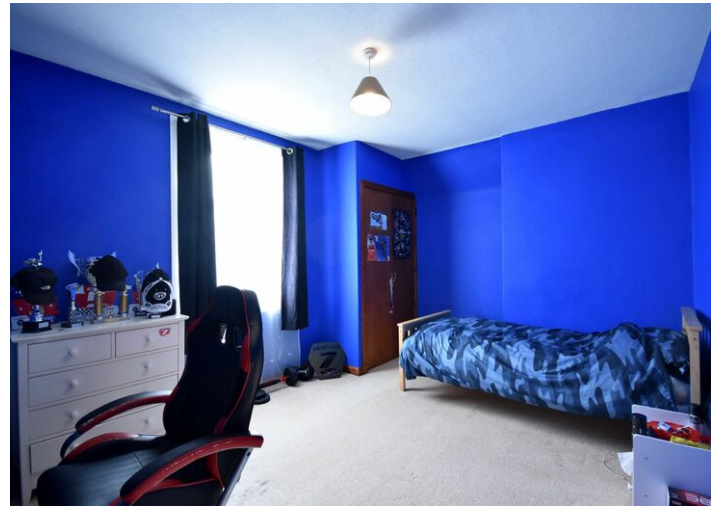
# Energy Performance Rate

# Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.