

16 Balloch Road  
Keith  
Morayshire  
AB55 5HU



## Offers Over £130,000

Located within close proximity to Keith's local amenities is this 3 Bedroom End-Terrace House which benefits from Off-Street Parking at the rear. The owner has added additional insulation and added energy saving PV Solar Panels with Battery storage back-up system.

### Features

3 Bedroom End-Terrace House

Off-Street Parking for 1 vehicle

Solar PV Panels with Battery Storage back-up

Double Glazing

Gas Central Heating

**Located within close proximity to Keith's local amenities is this 3 Bedroom End-Terrace House which benefits from Off-Street Parking at the rear. The owner has added additional insulation and added energy saving PV Solar Panels with Battery storage back-up system.**

**Accommodation comprises a Hallway, Lounge, Kitchen / Diner, 2 Double Bedrooms and a Single Bedroom and shower Room.**

### **Hallway**

Pendant light fitting  
A carpeted staircase leads to the 1st floor landing  
Single radiator  
Fitted carpet

### **Lounge – 14'2" (4.32) max x 12'9" (3.88)**

Recessed ceiling lighting  
Double glazed window to the front  
Double radiator  
Laminate flooring

### **Kitchen / Diner – 17'5" (5.31) x 8'9" (2.66)**

Recessed ceiling lighting  
Double glazed window to the rear and side  
Double radiator  
A range of wall mounted cupboards and fitted base units  
Single sink with drainer unit and mixer tap  
Integrated gas hob with electric oven, fridge/freezer and dishwasher  
Built-in storage cupboard which has space and plumbing within for a washing machine  
Vinyl flooring

## **1st Floor Accommodation**

### **Landing**

Pendant light fitting  
Loft access hatch with ladder  
Double glazed window to the side  
Fitted carpet

### **Bedroom One – 10'11" (3.32) plus wardrobe space x 7'11" (2.40) deepening to 9'1" (2.76) plus recess**

Recessed ceiling lighting  
Double glazed window to the front  
Double radiator  
Built-in double mirrored wardrobe  
Fitted carpet

### **Bedroom Two – 10'7" (3.22) max x 8'5" (2.56)**

Recessed ceiling lighting  
Double glazed window to the rear  
Double radiator  
Built-in mirrored wardrobes  
Fitted carpet

**Bedroom Three – 10’8” (3.25) max into the door recess reducing to 5’3” (1.59) x 8’2” (2.49)**

Double glazed skylight window

Double radiator

Laminate flooring

**Shower Room – 6’7” (1.99) x 5’9” (1.75)**

Recessed ceiling light with a plastic lined ceiling

Double glazed window to the rear

Heated towel rail

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

Press flush W.C and floating designed vanity unit recessed wash basin

Wet wall finish to the walls

Vinyl flooring

**Garden**

A sunny south/west facing low maintenance design rear garden which is mostly laid to artificial grass

Paved seating area

Timber built shed

**Parking**

The property benefits from Off-Street Parking at the rear of the garden for 1 vehicle.

**Note 1**

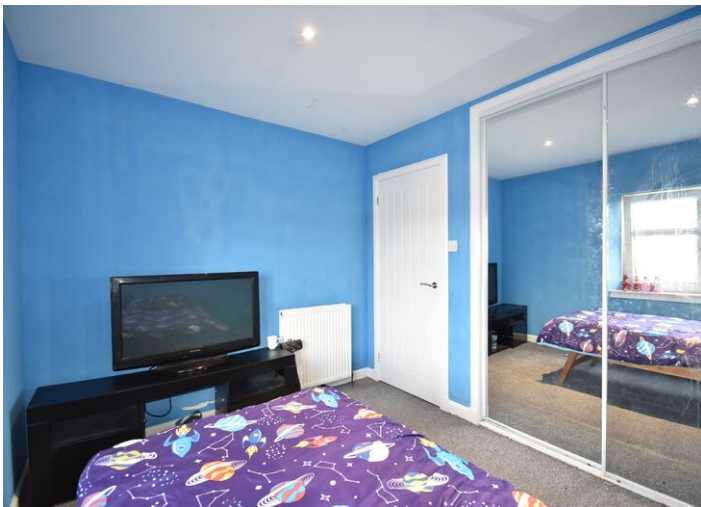
All light fittings, floor coverings & blinds are to remain.

**Energy Performance Rate**

**Council Tax Band**

**Currently A**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			





**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.