

23 Station Road
Keith
Moray
AB55 5BU



Offers Over £130,000

Located within easy walking distance of Keith's local amenities is this 2/3 Bedroom Terraced House which has been modernised to include new hardwood internal finishing's and doors, new plaster boarded and skimmed walls with added insulation, a new gas central heating boiler and a new kitchen.

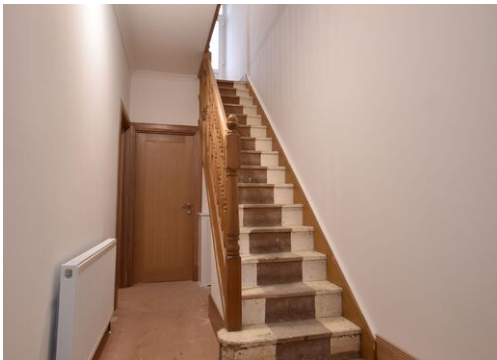
Features

A modernised 3 Bedroom Terraced House

uPVC Double Glazing

Gas Central Heating with new boiler

Walking distance to Keith's local amenities and train station



Located within easy walking distance of Keith's local amenities is this 2/3 Bedroom Terraced House which has been modernised to include new hardwood internal finishing's and doors, new plaster boarded and skimmed walls with added insulation, a new gas central heating boiler and a new kitchen.

The property has the unique feature of the bedrooms and bathroom being located on the ground floor and the living space to the 1st floor.

Accommodation comprises on the Ground Floor a Hallway, 2 Double Bedrooms and a Bathroom. The 1st floor comprises a spacious Lounge, Kitchen / Breakfast Room and an Office / 3rd Bedroom.

The property also benefits from a generous sized Floored Loft space which has been newly plasterboard lined and skimmed.

Entrance to the Property is via a uPVC front door with double glazed frosted window leading to:

Hallway

Coved ceiling with a pendant light fitting

Single radiator

Gas and electric meter box cupboard (electric was inspected 25/07/2024)

A staircase leads up to the Lounge

Doors lead to the 2 Ground Floor Bedrooms and Bathroom

Bedroom One – 11'1" (3.37) plus recess x 11' (3.35)

Coved ceiling with pendant light fitting

Double glazed window to the front

Single radiator

Recessed alcove

Bedroom Two – 9'9" (2.96) x 8'6" (2.59) plus cupboard and door recess space

Coved ceiling with pendant light fitting

Double glazed window to the rear

Single radiator

A double cupboard houses the new Ideal gas boiler (16/08/2024)

Separate single storage cupboard

Recessed alcove

Bathroom – 6'4" (1.92) max x 5'6" (1.67) max

Ceiling light fitting

Double glazed frosted window to the rear

Heated towel rail

Bath with shower screen and electric Mira shower

Pedestal wash basin

W.C

Wet wall finish to the walls

1st Floor Accommodation

Lounge – 17'3" (5.26) max plus recess x 11'3" (3.42) widening to 12'8" (3.86)
Coved ceiling with ceiling and 2 pendant light fittings
Double glazed window to the rear
Double radiator
Fireplace surround with electric coal effect fire
A rear uPVC entrance door with double glazed window leads out to an external staircase

Doors lead to the Kitchen and Office

Kitchen / Breakfast Room – 11'3" (3.42) x 9'6" (2.89)

A newly fitted kitchen
Coved ceiling with recessed led lighting
Double glazed window to the front
A range of wall mounted cupboards and fitted base units with wood effect worktops and matching splashbacks
1 ½ style sink with drainer unit and mixer tap
Integrated electric hob with glass splashback, overhead extractor unit and oven
Space to accommodate a washing machine and fridge/freezer
Single radiator

Office - 3rd Bedroom – 8' (2.44) x 5'7" (1.70)

Coved ceiling with pendant light fitting
Double glazed window to the front
A loft access hatch with Ramsay ladder gives access to a spacious floored loft space

Floored Loft Space – 18' (5.49) x 16'11" (5.16) max

A spacious floored loft area which has been re-plasterboard lined and skimmed
Pendant light fitting
Single glazed skylight window to the front

Outside

The property benefits from a shared open grassed area of ground to the rear. A shared pathway leads around rear of the terrace row of houses with space to accommodate a small shed.

Note 1

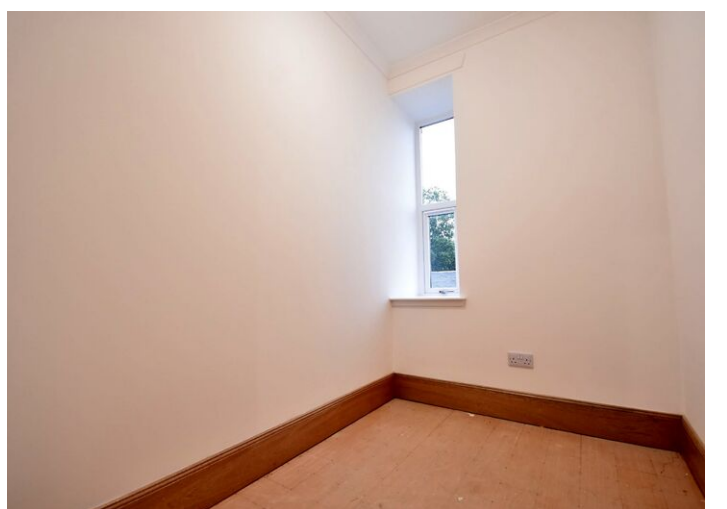
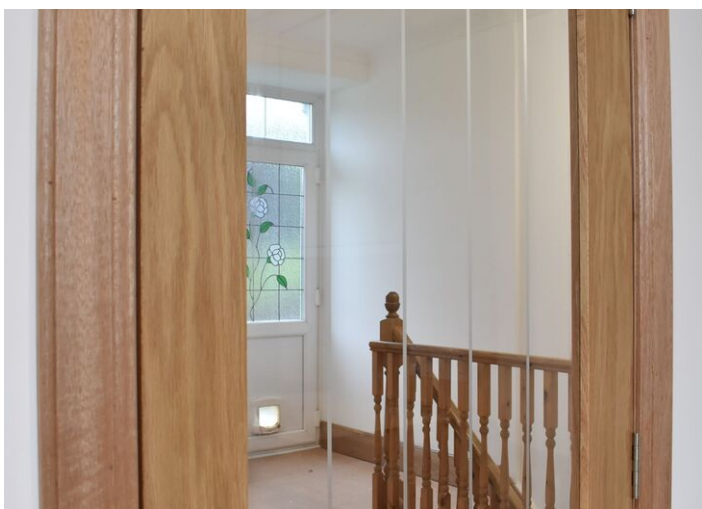
All light fittings are to remain.

Energy Performance Rate

Council Tax Band

Currently A

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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.