

I UNION COURT

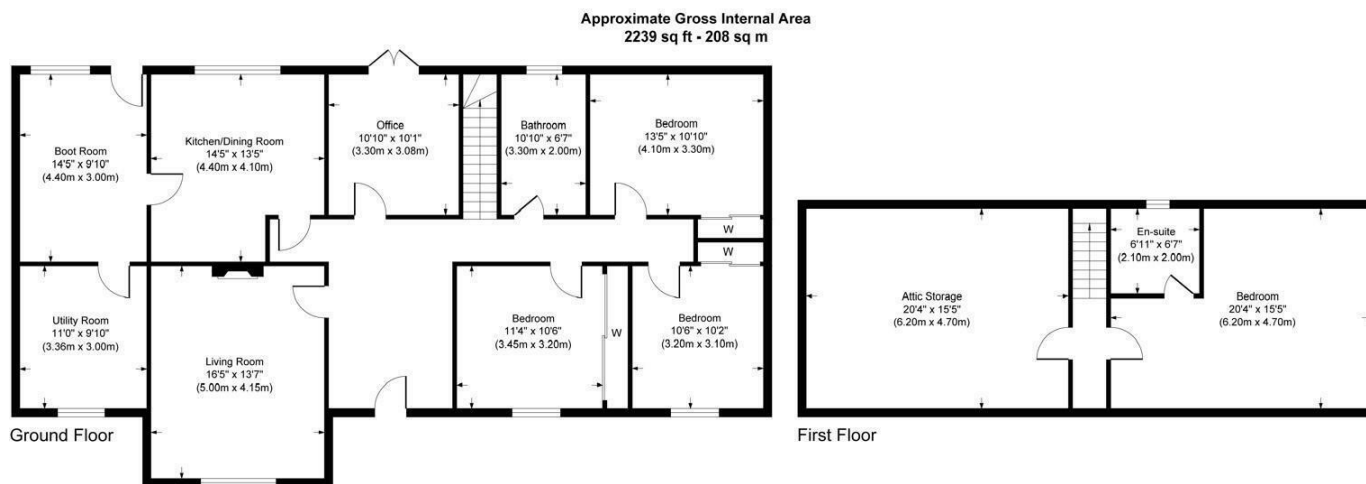
KEITH, AB55 5FG

£300,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this beautifully maintained detached home, set in the sought-after Union Court, Keith. Offering the perfect balance of comfort, character, and space, this delightful property is an excellent choice for families, professionals, or anyone seeking a welcoming home in a peaceful location.

Inside, the accommodation flows effortlessly. The property boasts an inviting living room with a cosy log burning stove and a stylish dining kitchen, ideal for entertaining friends, hosting family gatherings, or simply unwinding after a long day. Natural light enhances the sense of warmth throughout, making each room a pleasant place to relax. There is a spacious boot room leading to a practical utility room, adding to the functionality of this home. There are four generously sized bedrooms, providing ample space for family living, visiting guests, or the flexibility to create a home office or hobby room. Designed with practicality in mind, a conveniently placed bathroom serves the household and an en-suite shower room serves the large upstairs bedroom. The home blends thoughtful design with lasting quality and plenty of storage, offering a layout well suited to modern lifestyles while retaining a homely feel.

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PROPERTY



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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