



11 Chapel Street, Keith, AB55 5AD

Offers Over £175,000

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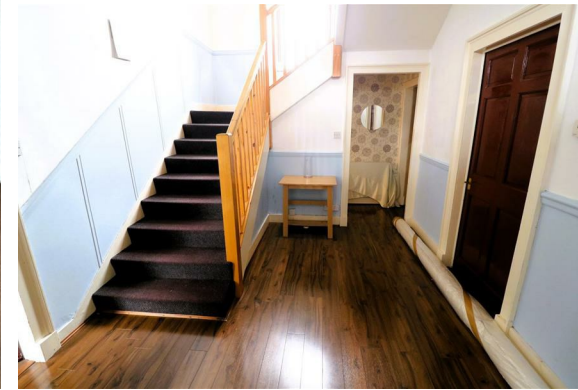
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estateagents

We are delighted to offer for sale this traditionally built, B-Listed, five bedroom house in the heart of the popular town of Keith. The property offers spacious flexible family accommodation on four floors, comprising on the ground floor a Lounge, Family/Dining Room and Utility Room, on the lower ground floor a Dining Kitchen and Guest WC, on the first floor three Bedrooms and Family Bathroom and on the second floor two further Bedrooms. The property also benefits from a basement which is divided into 4 rooms, gas central heating and double glazing. Garden grounds to the rear of the house.

Entrance Hallway

9'11" x 13'2" (3.03m x 4.02m)

Spacious Hallway with doors to Lounge, Family/Dining Room and the Inner Hall. Staircase to upper floor. Pendant light with ceiling rose, smoke detector, radiator and laminate flooring. Cupboard housing electricity meter and fuse box.



Lounge

15'11" x 17'11" (4.86m x 5.48m)

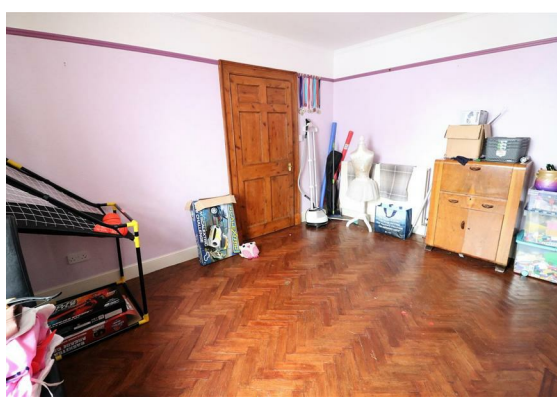
Two sash and case window to the front fitted with curtains. Fireplace with ornate surround is the focal point of the room. Two recessed alcoves with built-in storage. Coving, picture rail, radiator. laminate flooring and light fitting.



Family Room/Dining Room

11'10" x 14'4" (3.61m x 4.38m)

Good-sized room which could be used as either a family room or as a dining room. Sash and case window to the front with nets and curtains. Herringbone wood flooring, picture rail, coving, ceiling rose, pendant light and radiator. Fireplace with tiled surround and wood mantelpiece (not in use).



Inner Hall

Opening from Entrance Hall to the Inner Hall. Built-in cupboard. Pendant light, wall light. Staircase to lower ground floor and doors to Utility Room and Basement floor.



Utility Room

3'4" x 7'4" (1.04m x 2.26m)

Space for washing machine. Shelving, wood flooring, radiator and recessed spot lights. Window to the side.

Lower Ground Floor

Wood flooring, smoke detector and wall light. Doors Kitchen, Guest WC and Rear Vestibule which in turn leads to the rear garden.

Dining Kitchen

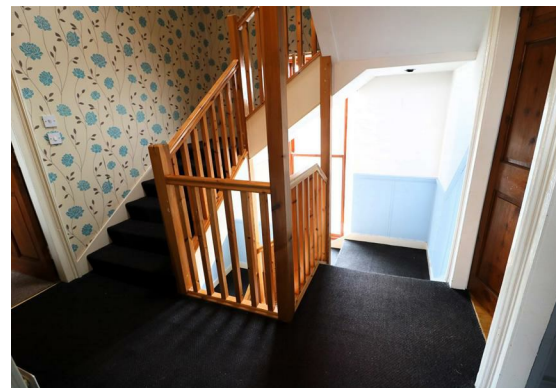
11'6" x 13'1" (3.53m x 4.00m)

Fitted with a basic range of base and wall mounted units. Belling cooker with extractor hood above. Dishwasher and fridge. Sink and drainer beneath window to the rear. Tiled floor, radiator and two light fittings. Walk-in cupboard housing freezer.

Guest WC

5'4" x 2'11" (1.63m x 0.89m)

WC with high level cistern. Wash hand basin. Recessed spotlights.



First Floor

Radiator, pendant light, smoke detector and fitted carpet.

Bathroom

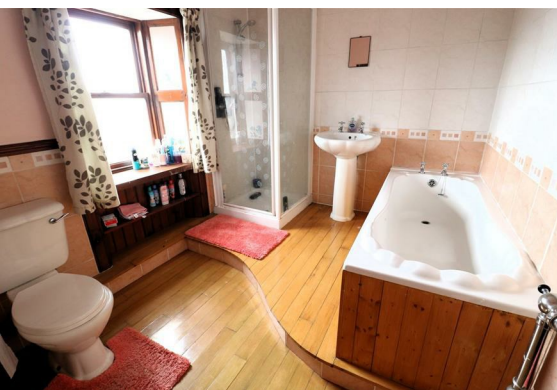
9'0" x 7'9" (2.75m x 2.37m)

Fitted with white four piece suite comprising shower cubicle, bath, wash hand basin and WC. Opaque sash and case window to the rear with curtains. Chrome towel rail radiator, coving, pendant light, wood flooring and carbon monoxide detector. Cupboard housing Worcester boiler.

Bedroom 1

15'11" x 17'10" (4.86m x 5.46m)

Well-proportioned room with two sash and case windows to the front fitted with curtains and nets. Fireplace with iron surround and wooden mantelpiece (not in use). Fitted carpet, radiator, pendant light with ceiling rose, cornicing and picture rail. Two recessed alcoves with built-in storage.



Bedroom 2

11'10" x 9'10" (3.61m x 3.02m)

Well-proportioned room with sash and case window to the front fitted with curtains and nets. Fireplace with surround and wooden mantelpiece (not in use). Fitted carpet, radiator, pendant light, coving and picture rail. Recessed alcove with built-in storage.



Bedroom 3

9'11" x 6'3" (3.04m x 1.91m)

Single bedroom with sash and case window to the front. Built-in storage. Fitted carpet, pendant light, radiator and coving.

Second Floor

Fitted carpet, smoke detector and light fitting.



Bedroom 4

11'6" x 9'11" (3.52m x 3.04m)

Double Bedroom with coombed ceiling, window to the front and velux window to the rear. Light fitting, fitted carpet and radiator.

Bedroom 5

15'7" x 11'0" (4.76m x 3.36m)

Double Bedroom with coombed ceiling and windows to the front and side. Two light fittings and fitted carpet.



Basement Floor

Door from the Inner Hall leads to a staircase down to the Basement floor. Radiator, two pendant lights, smoke detector and under stair cupboard. Door to rear garden.

Room 1

9'7" x 14'4" (2.93m x 4.39m)

Window to the front. Two pendant lights, radiator and fitted carpet. Cupboard with shelving.



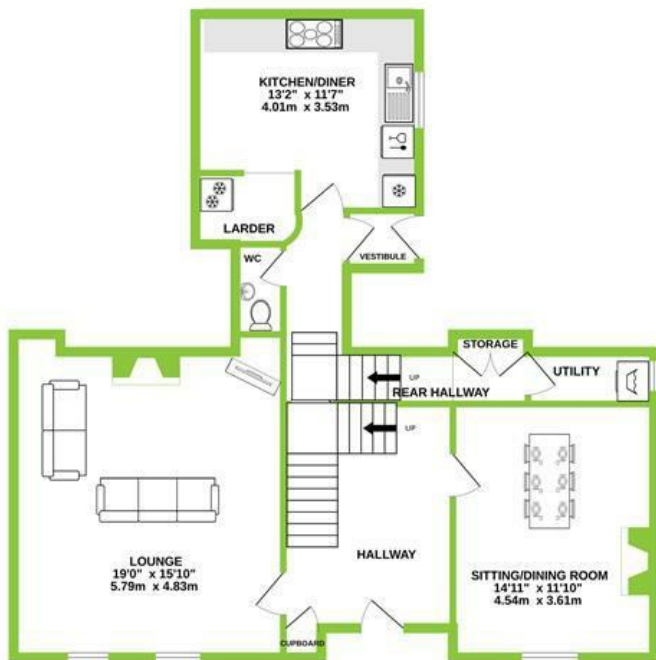
Room 2

14'5" x 5'9" (4.40m x 1.77m)

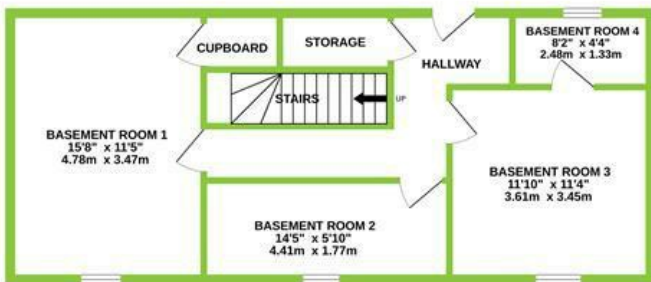
Window to the front. Recessed alcove. Shelving. Pendant light and radiator. Cupboard housing gas meter.



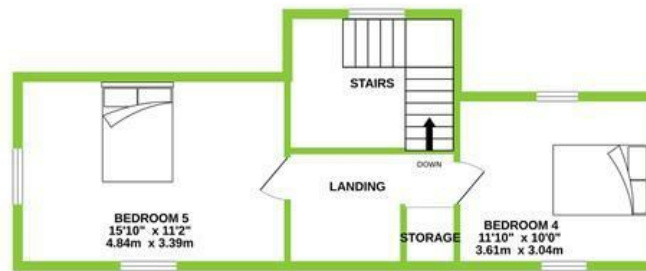
GROUND FLOOR



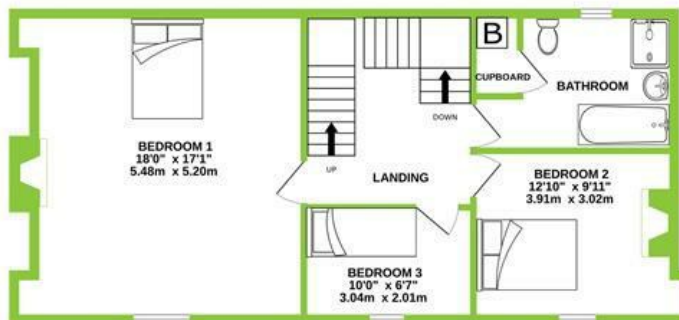
BASEMENT



2ND FLOOR



1ST FLOOR



Room 3

11'4" x 11'11" (3.47m x 3.65m)
Window to the front. Recessed alcove.
Pendant light and radiator. Door to:-

Room 4

8'3" x 4'9" (2.52m x 1.45m)
Sash and case window to the rear garden with roller blind. Pendant light.

Outside

There is a garden to the rear which is accessed from Land Street and also doors from the rear vestibule and the basement. Two sheds, rotary dryer, coal storage bin and concreted space for planters. NB two neighbouring properties have a right of access over the garden for wheelie bins etc.

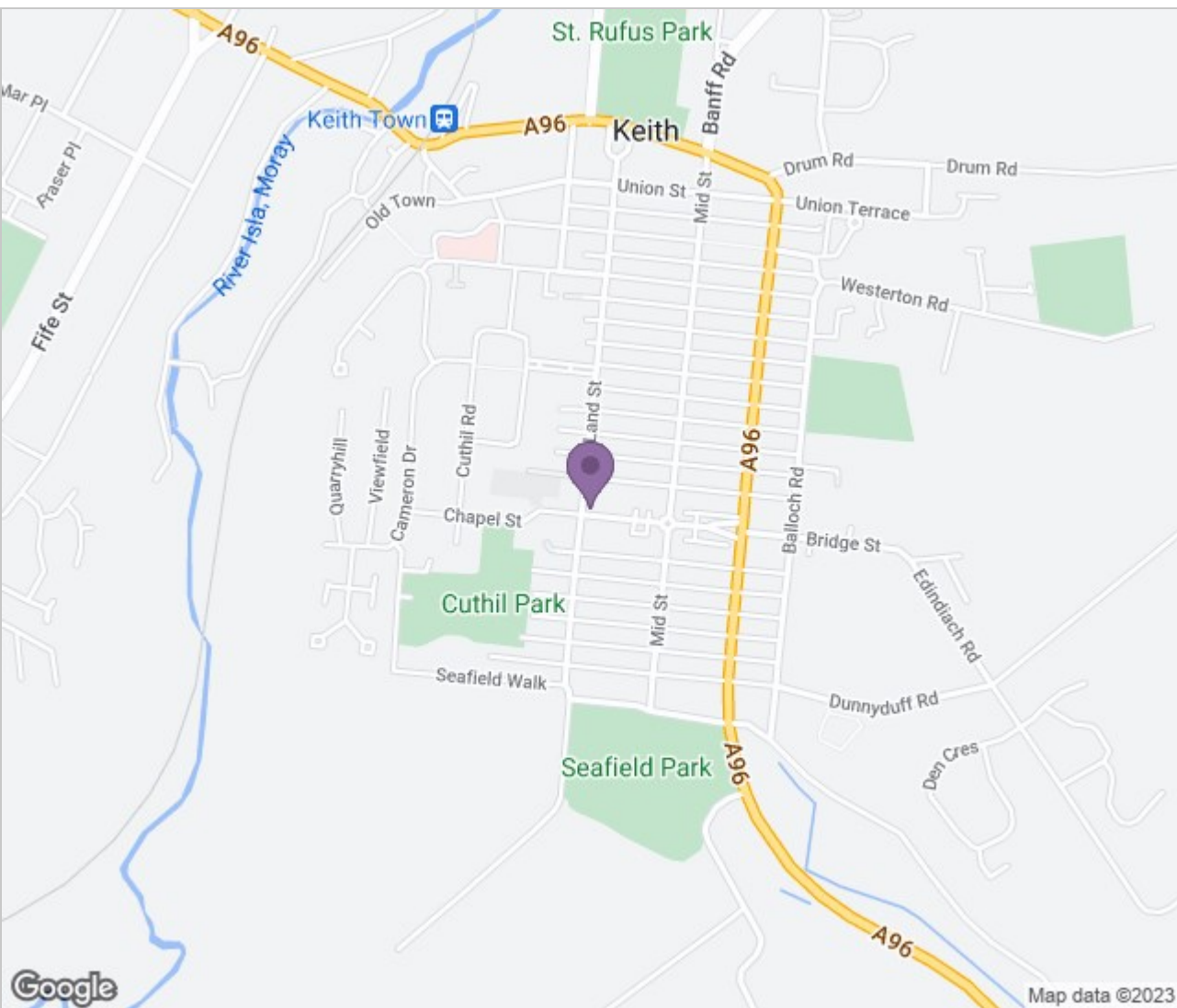
Fixtures and Fittings

The fitted floor coverings, curtains, and light fittings will be included in the sale price along with the fridge, freezer, dishwasher and the cooker.

Home Report

The Home Report Valuation as at July, 2023 is £175,000, Council Tax Band D and EPI rating is E.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC 

Viewing

Please contact our Elgin Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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