



**41 Den Crescent, Keith, AB55 5JZ**

**Offers Over £110,000**

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**abs**<sup>+</sup>  
estateagents



This end-terrace house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests, and a guest WC and shower room that cater to the needs of a busy household.

One of the standout features of this home is the inclusion of solar panels, which not only contribute to a more sustainable lifestyle but also help reduce energy costs. This eco-friendly addition is a significant advantage for those looking to embrace greener living.

### Porch

2'10" x 5'10" (0.87m x 1.80m)

UPVC front door leads to the porch. Coat hooks and laminate flooring. Doors to Guest WC and Hallway.

### Guest WC

2'1" x 5'6" (0.65m x 1.68m)

WC and wash hand basin set in a vanity unit. Opaque window to the front. Pendant light, radiator and laminate flooring.

### Hallway

Doors to Kitchen and Lounge. Staircase to the upper floor. Built-in cupboard. Radiator, laminate flooring, pendant light and smoke detector.

### Lounge

11'6" x 13'10" (3.52m x 4.24m)

Good-sized lounge with a window to the front. Fitted carpet, radiator, light fitting and smoke detector.

### Kitchen

9'0" x 9'7" (2.76m x 2.94m)

Fitted with a range of beech fronted base and wall-mounted units. Stainless steel sink and drainer beneath the window to the rear. Integrated oven, grill and hob. Spaces for a washing machine and fridge freezer. Built-in cupboard. Smoke detector and light fitting. Leads to:-

### Dining Room

8'1" x 11'11" (2.48m x 3.65m)

Windows and door to the rear. Laminate flooring continues from the kitchen area. Radiator and pendant light.







### Upper Floor

Carpeted staircase to the landing. Hatch to lift space, pendant light, smoke detector and radiator. Doors to all bedrooms and the shower room.

### Shower Room

6'5" x 5'7" (1.97m x 1.71m)

Three-piece white suite comprising a corner shower cubicle, wash-hand basin set in a vanity unit, and WC with a concealed cistern. Opaque window, ceiling light, recessed spotlight and chrome towel rail radiator.

### Master Bedroom

10'8" x 11'11" (3.26m x 3.64m)

Double bedroom with a window to the rear. Two built-in wardrobes with sliding doors, hanging rails and shelves. Fitted carpet, radiator and pendant light.

### Bedroom 2

8'7" x 11'11" (2.64m x 3.65m)

Double bedroom with a window to the front. Two built-in wardrobes with sliding doors, hanging rails and shelves. Fitted carpet, radiator and pendant light.

### Bedroom 3

8'2" x 8'6" (2.50m x 2.61m)

Single bedroom with a window to the front. Fitted carpet, chrome towel rail radiator and pendant light.

### Outside

Garden to the front, which has a paved path and stone chippings on either side. Low-maintenance garden to the rear, which is laid in slabs. Wooden shed and rotary dryer.

### Fixtures and Fittings

The fitted floor coverings and light fittings will be included in the sale price along with the integrated oven, grill and hob.

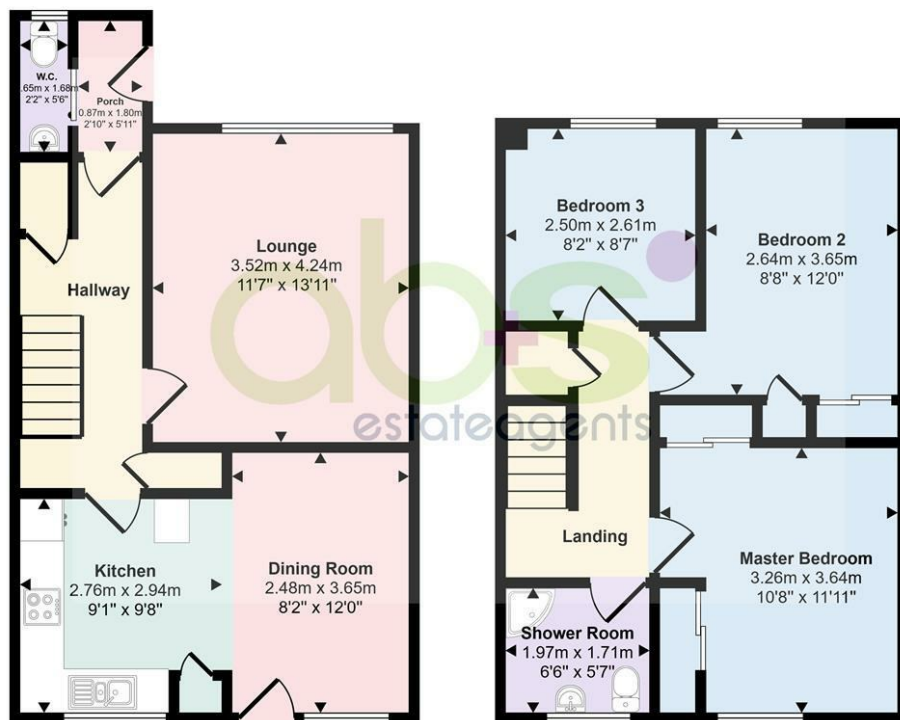
### Home Report

The Home Report Valuation as of September 2025 is £110,000. The Council Tax Band Is A, and the EPC rating is C.

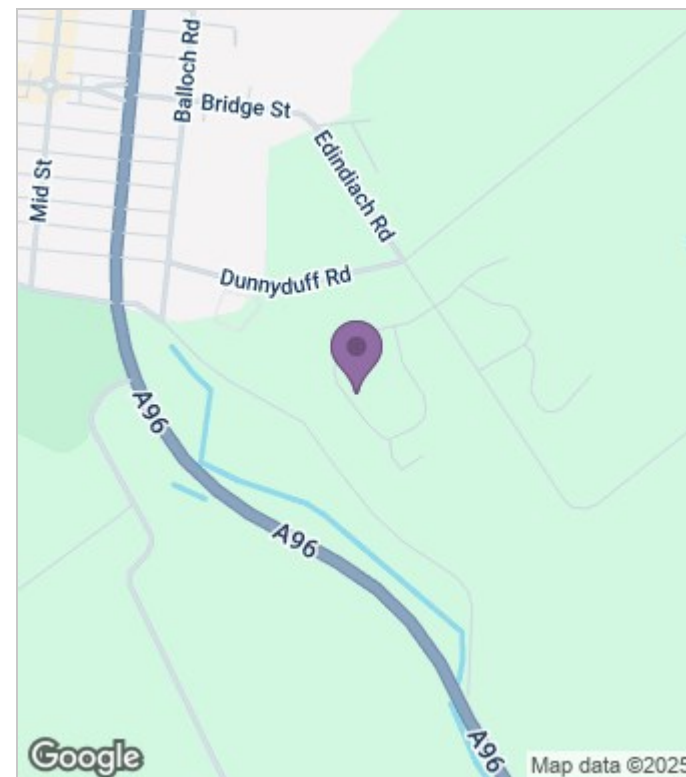




Approx Gross Internal Area  
88 sq m / 947 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>70</b>                                                                                                     | <b>72</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 |                                                                                                               |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |           |

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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