

STEWART & WATSON

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18 QUARRYHILL
KEITH, AB55 5AX



All furniture, furnishings and appliances
to be included in the sale.

End Terraced Dwellinghouse

- Residential cul-de-sac giving open views
- Spacious accommodation with D.G & mains gas C.H
- Hallway, Lounge, Dining Kitchen
- Conservatory, Shower Room & 3 Double Bedrooms.
- Enclosed gardens surrounding. Wooden shed.

Offers Over £139,000
Home Report Valuation £140,000

www.stewartwatson.co.uk

18 QUARRYHILL, KEITH, AB55 5AX

TYPE OF PROPERTY

We offer for sale this attractive end terrace dwellinghouse, which is situated within a popular residential cul-de-sac in the station town of Keith. The property enjoys an elevated position and boasting open views to the rear over the River Isla and Strathmill Distillery towards Fife Keith. The property is conveniently placed for the town centre shops, supermarkets, schools and hospital. This home offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.



ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, shower room and bedroom 1. The staircase allows access from this area to the first floor accommodation.

Lounge

4.98 m x 3.54 m

Glass panelled door from the hallway. A spacious room with large front facing window. Wooden fire surround with marble effect hearth, backing and coal effect electric fire. Glass panelled door to the dining kitchen.



Dining Kitchen

5.00 m x 2.38 m

Large rear facing window. Fitted with a selection of base and wall mounted units in a cream coloured, shaker style finish with slate effect countertops and midwall panelling. Features of the kitchen include:- a double wall unit with glass display fronts, fitted table and a built-in larder cupboard with fitted shelving. One and a half bowl sink and drainer unit with mixer tap. Double built-in cupboard housing the gas central heating boiler and with fitted shelving. Glass panelled door to the conservatory. **The electric cooker, washing machine, tumble dryer, fridge and freezer are to be included in the price.**





Conservatory **2.82 m x 2.27 m**
 A lovely addition to the rear of the property is the conservatory with windows on three sides enjoying views towards Fife Keith. Wall mounted air condition unit. Glass panelled exterior door giving access to the rear garden.

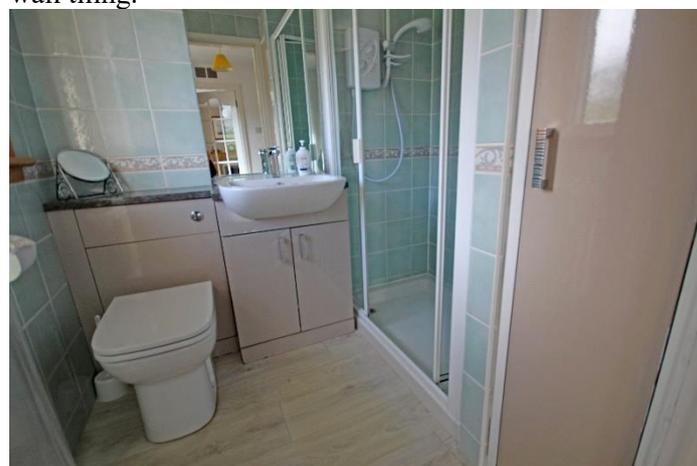


Bedroom 1 **3.52 m x 2.77 m**
 Double size bedroom with rear facing window. Fitted with a selection of bedroom furniture in a limed oak effect finish comprising of wardrobes, cupboards, bedside units and a coordinating headboard. Double built in understairs cupboard with fitted shelving, electric meter and fuse box. Built-in cupboard with fitted shelving and hanging rail.



Shower Room **1.95 m x 1.66 m**
 Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Fitted furniture in a gloss effect, mocha coloured finish providing

useful storage cupboards and enclosing the cistern. Full wall tiling.



Staircase
 A carpeted staircase with wooden banisters allow access from the entrance hallway to the first floor accommodation. The first floor landing provides space for a study/small seating area. Front facing window. Doors to bedroom 2 and bedroom 3. Ceiling hatch allowing access to the loft space. Small doors allowing access to the eaves space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2 **3.72 m x 3.04 m**
 Double size bedroom with large front facing window.



Bedroom 3 **3.18 m x 2.78 m**
 Double size bedroom with side facing window.



OUTSIDE

The property occupies a good size site with enclosed garden areas to the front, side and rear. The garden areas are mainly laid in stone chips and paving for ease of maintenance. The rear garden enjoys lovely open views.

Paved patio area. Outside light and water tap. Rotary clothes dryer. Wooden garden shed.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

The property is to be sold as seen and all items of furniture, furnishings and appliances within the property will remain and are included in the price (except for the single bed in bedroom 3, which will be removed). All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band A

EPC Banding EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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