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35A Fife Street, Keith, AB55 4AL

Offers over £125,000

Semi-detached two bedroom house situated in the heart of the Speyside town of Dufftown and a short walk to local shops and cafe's. The accommodation comprises entrance hallway, lounge, kitchen, guest WC, two double bedrooms and a bathroom. The property further benefits from double glazing, solar panels, gas central heating and a garden.

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ENTRANCE HALLWAY
uPVC and glazed entrance door; cupboard housing the electric consumer units and solar panel board; fitted carpet; ceiling light fitting.

KITCHEN
11'6" x 8'6" (3.51m x 2.61m)



Window to front; range of base and wall units; space for electric slot-in cooker; plumbing and space for washing machine; wall mounted gas central heating boiler; buit-in airing cupboard; vinyl flooring; ceiling strip light.

LOUNGE
14'9" x 12'5" (4.51m x 3.79m)



Window to rear; fireplace with gas fire(not in working order); fitted carpet; ceiling light fitting.

GUEST WC



Internal room; sink & WC; vinyl flooring; ceiling light fitting.

REAR VESTIBULE
uPVC and glazed door to the rear garden; vinyl flooring; ceiling light fitting.

STAIRCASE AND LANDING
Fitted carpet; ceiling light fitting; hatch with pull down ladder to the loft space.

BEDROOM 1
14'11" x 9'2" (4.55m x 2.80m)



Two windows to front; spacious built-in wardrobe; built-in storage cupboard; fitted carpet; ceiling light fitting.

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BEDROOM 2
11'10" x 10'9" (3.62m x 3.28m)



Window to rear; fitted carpet; ceiling light fitting.

BATHROOM
7'0" x 5'5" (2.15m x 1.67m)



Window to rear; vanity mounted sink & WC; bath with mains shower over; chrome towel radiator; vinyl flooring; inset ceiling spotlights.

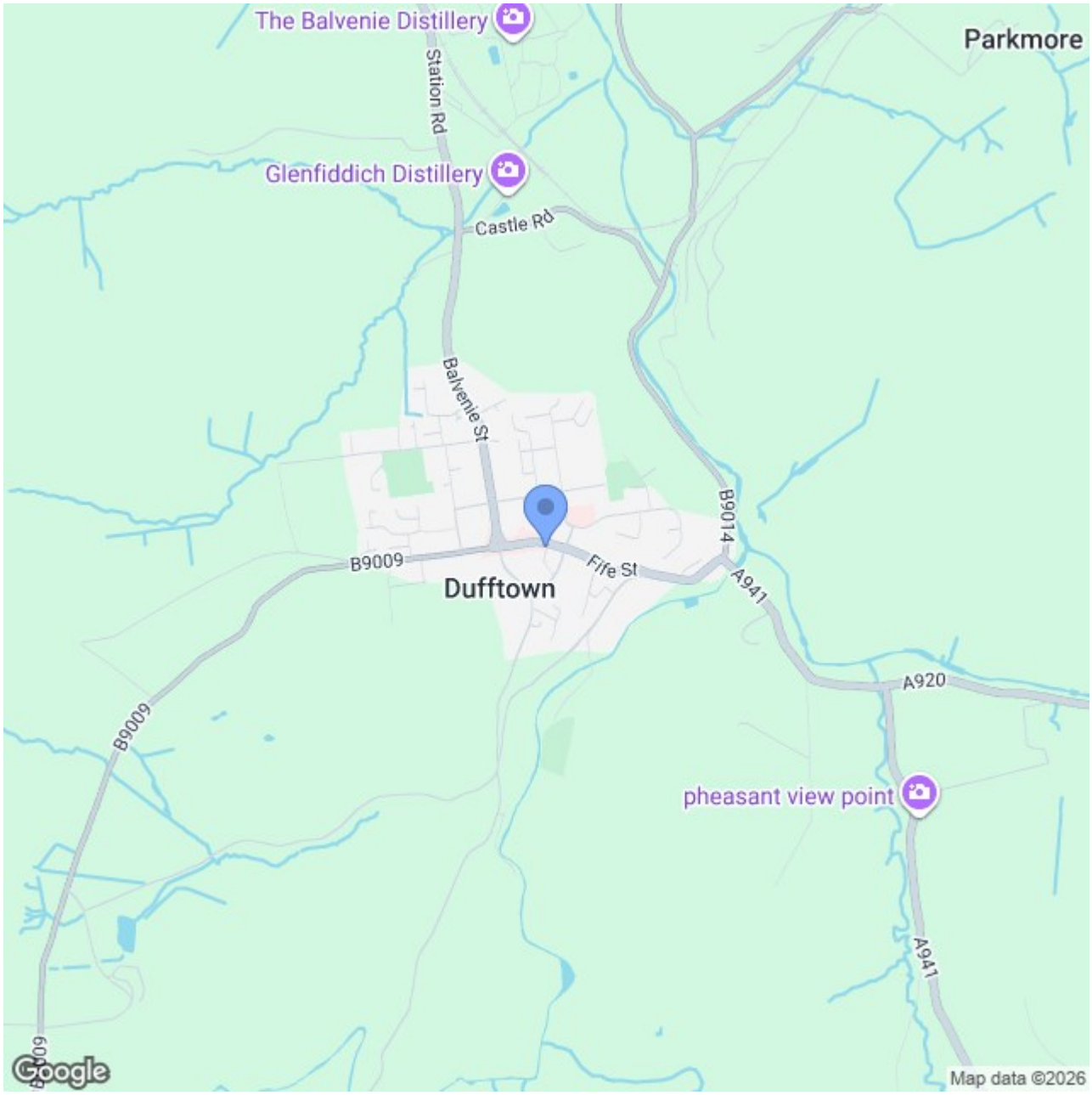
OUTSIDE



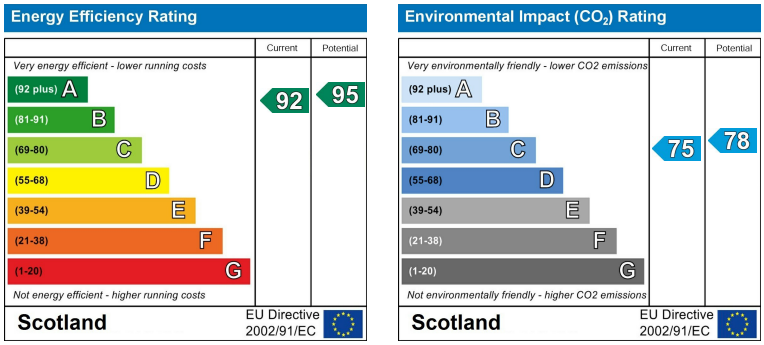
The fully enclosed rear garden is a mixture of low maintenance gravel with mature planted borders; block built shed and wooden shed; rotary clothes dryer.

NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom fittings and the two garden sheds and rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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