

STEWART & WATSON

your **complete** property & legal service

**2 BRIDGE STREET,
KEITH, AB55 5HJ**



Semi-Detached Family Home

- 3 Bedrooms, Bathroom & Downstairs Toilet
- Lounge & Dining Room
- Gas Central Heating & Double Glazing
- Drive to Side for Off-Road Parking
- Low-Maintenance Garden Ground

Offers Over £165,000

Home Report Valuation £170,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a spacious semi-detached family home located in an established residential area of Keith and within walking distance of the town centre and local amenities. The property is spread over two floor and benefits from gas central heating and full double glazing. There is a bright lounge with patio doors which lead out to a raised patio area to the side of the house, a modern kitchen with a dining room located off the kitchen and a handy downstairs toilet. Off-street parking is available on the loc-bloc drive at the side of the house. The low-maintenance garden to the side is fully enclosed and is a safe play area for children and animals. Early viewing is recommended.

ACCOMMODATION

The accommodation in detail comprises:-

DOWNSTAIRS

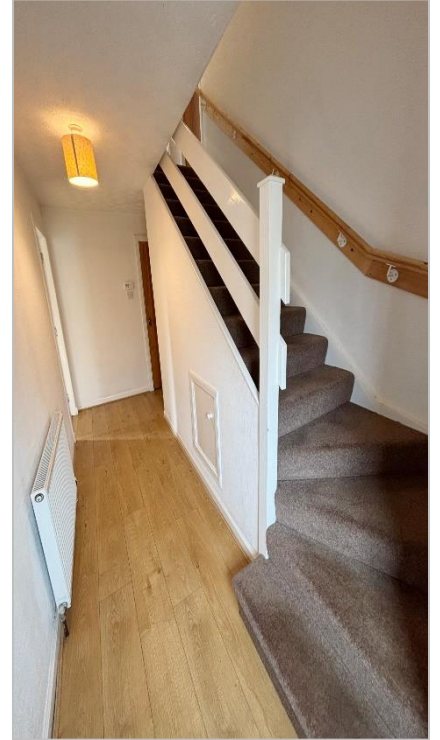
HALL

A UPVC door with frosted glass pane leads into the l-shaped hall with laminate flooring, radiator and ceiling light. A small cupboard under the stairs houses the consumer unit and meter. There is also a shelved cupboard and a further cupboard under the stairs with coat hooks. Carpeted stairs lead to the first floor.

LOUNGE

4.90m x 3.33m (16'09" x 10'11")

Bright lounge with window with venetian blind to the front with a further window with venetian blind to the side and patio doors with venetian blinds lead out to the raised patio area at the side of the house. With laminate flooring, 6-bulb ceiling light, recessed alcove to one wall for display purposes and radiator. The focal point of the room is the feature stone fireplace with wood burning stove with wooden mantel over.





Lounge

KITCHEN

4.19m x 2.39m (13'8" x 7'10")

The kitchen includes fitted units at floor and eye level with under unit lights and worktop space incorporating a 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated appliances include a Beko ceramic hob with stainless steel extractor hood over and a Belling electric oven and grill. With laminate flooring, radiator, 5-bulb ceiling light, space for dining table and double cupboard to one wall housing the Vaillant gas boiler with fitted shelves to one side. Open doorway through to the dining room.



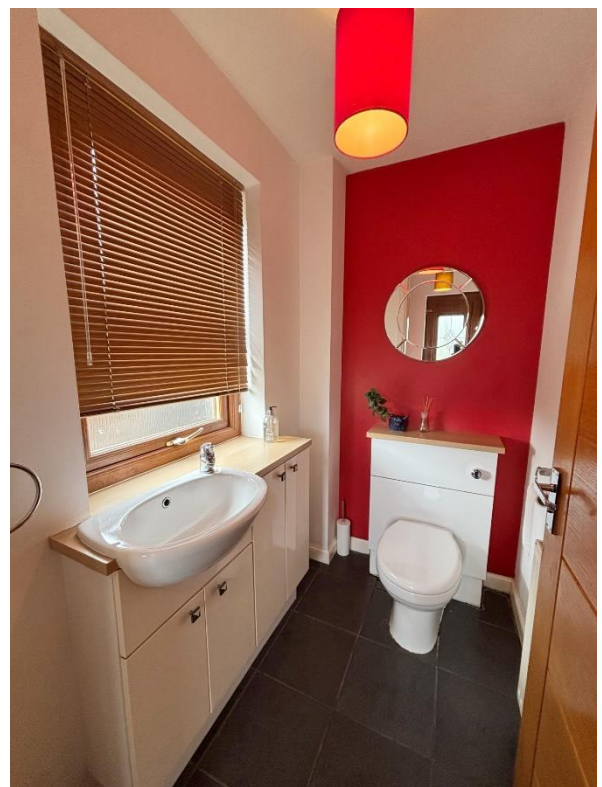
DINING ROOM 3.88m x 3.38m (12'8" x 11'1")

Directly off the kitchen this room could be used as a dining room or a further sitting room. With window to the side with venetian blinds, laminate flooring, ceiling light and radiator. A wooden door leads to the rear hall.



REAR VESTIBULE

With tiled flooring, ceiling light, radiator and UPVC back door with frosted glass pane leads to the drive and patio area. A further door provides access to the downstairs toilet.



TOILET 1.79m x 1.38m (5'10" x 4'6")

Handy downstairs toilet with back to wall toilet and wash hand basin in vanity unit with counter display. With tiled flooring, frosted window with venetian blinds to the rear, ceiling light and radiator.

Returning to the hall carpeted stairs lead to the first floor.

UPSTAIRS

LANDING

With fitted carpet and two ceiling lights.

BEDROOM 1 4.76m x 2.97m (15'7" x 9'8")

Double bedroom with fitted carpet, ceiling light, radiator, hatch to Loft, window with roller blind to the front with shelved cupboard below, radiator and fitted double wardrobe with hanging rail and shelf over.



BATHROOM **2.59m x 1.69m (8'5" x 5'6")**

The bathroom includes a toilet, wash hand basin in vanity unit and bath with Mira Sprint shower over, shower screen and tiled walls around the bath. With vinyl flooring 3-bulb ceiling light, frosted window to the rear with tiled window ledge and shelved cupboard.

**BEDROOM 2** **5.38m x 3.85m (17'7" x 12'7")**

Large double bedroom with fitted carpet, ceiling light, radiator, window with venetian blinds to the rear and fitted double wardrobe with hanging rail and shelves.



BEDROOM 3 **4.19m x 2.49m (13'8" x 8'2")**

With fitted carpet, ceiling light, radiator, window with roller blind to the front, and fitted double wardrobe with hanging rail and shelves and a further shelved cupboard to one wall.



OUTSIDE

A double gate at the side of the property provides off-road parking on the loc-bloc drive. The low-maintenance fully enclosed garden includes paving stones, a stone chipped area at the foot of the garden and a raised patio area which is accessed off the lounge and also from the rear vestibule, which is perfect for sitting out in on sunny days. There are two wooden sheds, the largest of these has power, light and fitted benches. There is an outside tap, external double socket, folding clothes drier and a security light.





SERVICES

Usual mains water and drainage. Gas, electricity, telephone and satellite connections.

ITEMS INCLUDED

All floor coverings, light fittings and fixtures.

Council Tax:	Band B.	EPC Banding:	EPC=D.
Entry:	By arrangement.	Viewing:	Contact our Huntly office – (01466) 792331.
Email:	huntly.property@stewartwatson.co.uk		
Offers	All offers should be submitted in writing to our Huntly office.		

LOCATION

Keith is a thriving town situated between Inverness and Aberdeen. It is equidistant from Inverness and Dyce Airports, both of which are accessible by bus and rail links. The town has a full range of local amenities, Primary and Secondary Schooling and a railway station. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. Keith is also a popular tourist town, with the Strathisla Distillery being one of the stops on the Whisky Trail.

Reference: HUNTLY/MCD/I26

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm – 4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331