

# STEWART & WATSON

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**16A LAND STREET**  
**KEITH, AB55 5AU**



## ***Detached Dwellinghouse***

- Residential cul-de-sac close to town centre shops
- Spacious accommodation. D.G, gas C.H & PV solar panels
- Vestibule, Hallway, Large Lounge, Conservatory, Dining/Family Room
- Dining Kitchen, Utility Room, Wet Room, Shower Room & 4 Bedrooms.
- Enclosed garden. Garage, Sheds & Off-road parking.

***Offers Over £270,000***  
***Home Report Valuation £275,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this detached modern family villa, which is situated within a popular residential area, on the southern fringe of the station town of Keith. The property is located within a residential cul-de-sac and is conveniently placed for town centre shops, supermarkets and amenities. This home offers spacious, well-appointed accommodation over two floors and benefits from double glazing, mains gas central heating and PV solar panels with battery storage. The property has been decorated in neutral tones. All fitted floorcoverings, window blinds, light fittings and some curtains are to be included in the price. **Viewing is high recommended to fully appreciate the spacious, well-appointed accommodation this home offers.**

**ACCOMMODATION**

**Vestibule**

Enter through wooden exterior door into the vestibule. Glazed side panel. Glass panelled door to the hallway.

**Hallway**

Enter into the hallway, which has doors to the lounge, dining kitchen, dining/family room, bedroom 2 and the shower room. Double built in cupboard with fitted shelving. Built-in understairs cupboard housing the battery storage pack for the solar panels. The staircase allows access to the first floor accommodation.

**Lounge**

**5.44 m x 3.83 m**

Glass panelled door from hallway. A spacious room with rear facing window. Marble fireplace and hearth with pebble effect, living flame style gas fire. Two, double bi-fold glass, panelled doors allow access to the conservatory.



**Conservatory**

**4.05 m x 2.53 m**

A super addition to the side of the property with windows enjoys views over the garden and over the rooftops of the

properties below. Floor tiling. Glass panelled exterior door giving access to the side of the property.



### Dining Kitchen

4.14 m x 3.82 m

Glass panelled door from the hallway. Double front facing window. Fitted with a quality selection of base and wall mounted units in a maple effect, shaker style finish with wood effect countertops and coloured splashback panelling. Features of the kitchen include:- display shelving, deep pan drawers and pull-out storage baskets. Integrated 5 burner gas hob, electric oven, dishwasher, fridge and freezer. One and a half bowl sink and drainer unit with mixer tap. Sliding, glass panelled doors allow access to the dining/family room. Glass panelled door to utility room.



### Dining/Family Room

3.88 m x 2.83 m

Glass panelled doors to the hallway and dining kitchen and

hallway. Patio doors allowing access to the rear garden.



### Utility Room

3.14 m x 1.81 m

Front facing window. Fitted with a selection of base and wall mounted units in an oak effect, shaker style finish. Sink and drainer unit. Splashback tiling. Fitted countertop with spaces below suitable for washing machine and tumble

dryer. Two built in cupboards with fitted shelving. Glass panelled exterior door giving access to the covered area to the front of the property.



**Bedroom 2** **3.82 m x 2.78 m**  
Double size, bedroom with front facing window.



**Shower Room** **1.60 m x 2.50 m**  
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower. Fitted units in a white, gloss effect finish providing useful storage cupboards and drawers. Wet wall panelling within the shower area and wall tiling to dado height in the remainder of the room. Floor tiling.



**Staircase**  
A carpeted staircase with wooden banister and spindles allows access from the hallway to first floor accommodation. The first-floor landing has doors to the wet room and 3 first floor, double size bedrooms. Built in cupboard with airing shelving and the hot water tank. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



**Bedroom 1** **5.85 m x 3.05 m**  
Spacious, double aspect room with double front and side facing windows giving views over the rooftops of the properties below. Fitted with a selection of furniture comprising of wardrobes, storage cupboards, drawers and display shelving.





**Bedroom 3** **3.10 m x 3.00 m**  
Double size bedroom with double, rear facing window. Built in wardrobe with fitted shelf and hanging rail.



**Bedroom 4** **3.65 m x 3.00 m**  
Double size bedroom with double front facing window. Built in wardrobe with fitted shelf and hanging rail.



**Wet Room** **2.26 m x 2.22 m**  
Rear facing Velux style roof window. Fitted with a white suite comprising of toilet and wash-hand basin. Accessible shower area with non-slip flooring. Fitted furniture in an oak effect, shaker style finish with marble countertop. Heated towel ladder radiator. Wet wall panelling within the shower area and floor tiling to dado height in the remainder of the room.



## OUTSIDE

Garden areas to the front, side and rear of the property. At the front of the property a block paved driveway allows

access to the garage with a concrete area providing additional off road parking spaces. The garden area to the rear of the property has been laid in paving with a mature

shrub border adding privacy. The garden area to the side of the property is laid mainly in grass. Timber decking and raised patio areas enjoy views over the side garden. A productive garden area provides an abundance of fruit bushes and trees. Wooden garden shed, covered pergola and greenhouse. Exterior lighting and water tap.

**Garage** **6.14 m x 5.00 m**  
Attached block-built L-shaped garage. Electric roller door allowing car access from the driveway at the front of the property. Wall mounted gas central heating boiler. Power points and lights. Rear and side facing windows. Glass panelled exterior door giving access to the rear garden.

### SERVICES

Mains water, electricity, gas and drainage. PV solar panels with battery storage pack.

### ITEMS INCLUDED

All fitted floorcoverings, window blinds, light fittings and some curtains. The integrated kitchen appliances. Wooden garden shed and greenhouse.

### Council Tax

The property is currently registered as band E

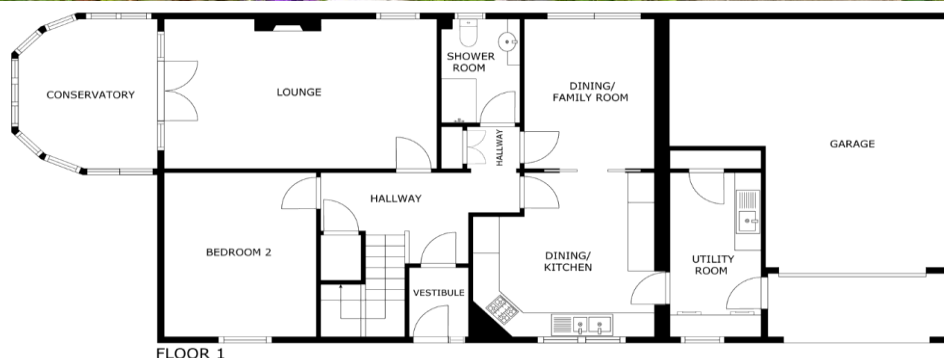
**EPC Banding** EPC=B

### Viewing

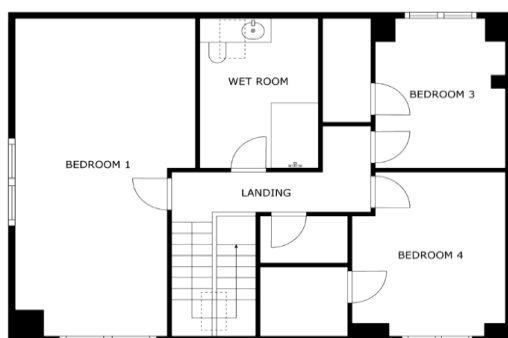
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



FLOOR 1



FLOOR 2

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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