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**OAKBANK, BANFF ROAD,
KEITH, AB55 5ET**



Traditional Stone-Built Detached Villa in Popular Residential Area

- 4 Bedrooms, Bathroom & Cloakroom
- 2 Public Rooms & Kitchen
- Full Double Glazing & Gas Central Heating
- Large Fully Enclosed Garden to the Rear
- Single Garage & Separate Drive for Off-Road Parking

Offers Over £185,000

Home Report Valuation £185,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This traditional stone-built detached villa is set within its own extensive garden ground and offers spacious accommodation spread over two floors and although it is in need of modernisation, once complete the property will form a comfortable family home. Located in a popular residential area of Keith, the property has the advantage of being within walking distance of the town centre and is not far from the A96 for commuting to Aberdeen, Elgin and Inverness by road with a train station for commuting by rail. The property benefits from gas central heating and double glazing and retains many original features. There are two public rooms, a kitchen, downstairs cloakroom and four bedrooms with a further bathroom upstairs. Externally, the large fully enclosed garden to the rear provides a safe play area for children and animals with a driveway to the side for two cars, and a single garage. Early viewing is recommended to appreciate all this property has to offer.

ACCOMMODATION

The accommodation is on two floors and comprises:-

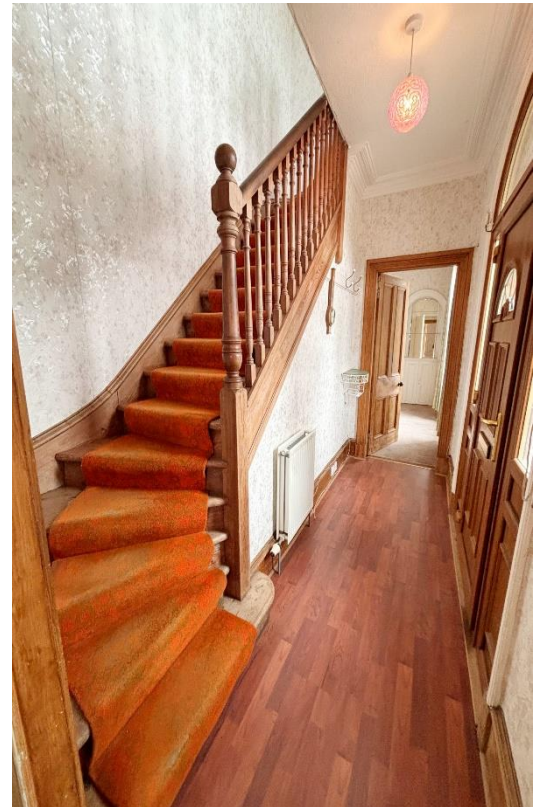
DOWNSTAIRS

ENTRANCE HALL

A UPVC door with two half-glazed side panes leads into the entrance hall with laminate flooring, radiator, ceiling light, coving to ceiling, coat hooks to one wall and a traditional wooden staircase leads to the first floor.

LOUNGE **4.77m x 3.60m (15'7" x 11'9")**

Bright lounge with laminate flooring, window with venetian blinds to the front and further window to the side with shelved cupboard below, two ceiling lights, radiator, shelved alcove with shelved cupboard below and electric fire set in a tiled fireplace and hearth.



DINING KITCHEN 4.92m x 4.35m (16'1" x 14'3")

Generous sized kitchen fitted with a range of units at floor and eye level with worktop space and tiled splashbacks, incorporating a 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated appliances include a New World double oven and grill, a 4-burner gas hob and dishwasher. Plumbed for washing machine and space for a tall fridge freezer, both of which can be left if required. With large window to the rear and further window to the side, ceiling striplight, vinyl flooring, radiator, and deep walk-in larder cupboard with shelves which also houses the Glow Worm gas boiler. Room for a small dining table.



Dining Kitchen

REAR PORCH

With radiator, ceiling light, UPVC half glazed door to the rear and door to Toilet.

CLOAKROOM 2.25m x 1.06m (7'4" x 3'5")

Conveniently placed downstairs cloakroom with toilet, wash hand basin, vinyl flooring, radiator, ceiling light and frosted window to the side.

BEDROOM 1 3.62m x 3.43m (11'10" x 11'3")

This room which is located off the lounge, could be used as a dining room if required. With ceiling light, fitted carpet, radiator, window to the rear and deep understairs storage area. The items of furniture in this room may be included if required.





Dining Room

Returning to the entrance hall this leads to the Sitting Room.

SITTING ROOM 4.81m x 3.73m (15'9" x 12'2")

This is a large bright room with fitted carpet, window with venetian blinds to the front, fitted carpet, ceiling light, coving, radiator and two alcoves with glass shelves for display with cupboards below, one of which houses the meters. The focal point of the room is the open coal fire on tiled hearth with wooden surround. The furniture items in this room can be included if required.





Sitting Room

UPSTAIRS

A traditional wooden staircase with carpet runners leads to the l-shaped first floor landing with window to the front, ceiling light, radiator and shelved airing cupboard.



BEDROOM 2 **4.80m x 3.76m (15'8" x 12'4")**

Large double bedroom with wooden flooring, ceiling light, radiator, window to the front and alcove with cupboard above.



Bedroom 1

BEDROOM 3 **3.40m x 3.17m (11'1" x 10'4")**

Further good sized double bedroom with fitted carpet, ceiling light, radiator, window to the front and alcove with shelf. Hatch to Loft.

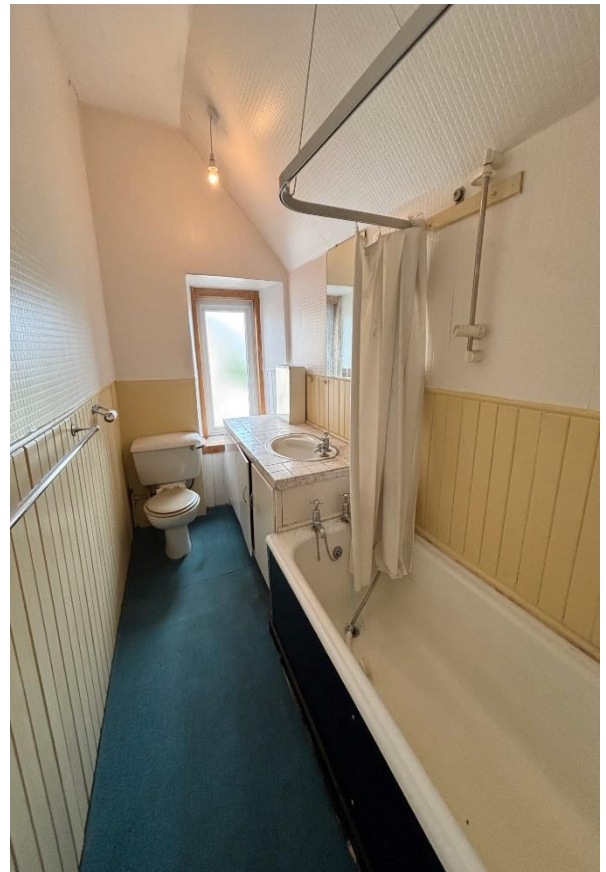


BATHROOM **3.35m x 1.50m (10'11" x 4'11")**

The bathroom includes a toilet, wash hand basin with tiled worksurfaces and cupboard below, and bath with Mira shower over and shower curtain. With frosted window to the side, fitted carpet, radiator, wood-panelling to half height, ceiling light and hatch to Loft.

BEDROOM 4 **2.77m x 2.46m (9'1" x 8'08")**

Single bedroom with fitted carpet, ceiling light, radiator and window to the rear.

**OUTSIDE**

The front entrance to the property is set back off the pavement with a metal gate and stone wall. Stone steps lead to the front door with paving stones and mature shrubs. To the right of the entrance large double gates give access to a stone chipped driveway providing off-road parking for two cars. A stone built **SINGLE GARAGE** measuring **7.26m x 3.33m (23'9" x 10'11")** with up and over door, power and light, and three windows is located to the left of the entrance. The large rear garden is fully enclosed making this a safe play area for children and animals and is mainly in grass with stone chipped walkways with borders including mature shrubs, plants, flowers and fruit bushes and trees including apple, raspberry, gooseberry and rhubarb. There is a clothes line and a greenhouse. There is a paved patio area with a further paved area to the side of the garage. A stone-built shed with two wooden doors provides further storage space with an adjacent storage area.











SERVICES

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

ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and fixtures. The tall fridge/freezer, washing machine and other furniture items in the property may be left if required.

Council Tax:	Band D.	EPC Banding:	EPC=E.
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/H26

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

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