



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**69 Land Street, Keith, AB55 5AN**  
**Offers over £190,000**

Traditional end-terraced house which has been extended to form a four bedroom family home and situated in the heart of Keith, within walking distance to local primary schools and amenities. Accommodation comprises: lounge, kitchen, four double bedrooms, bathroom and shower room. The property further benefits from double glazing, gas central heating, quality doors and finishings, garage and driveway providing off-street parking.



## LOUNGE



UPVC & glazed entrance door to front; windows to front and side; wooden & glazed door leads to hallway; staircase to first floor; two ceiling light fittings; fitted carpet; recess with shelving.

## HALLWAY

Two ceiling light fittings; wood effect flooring; leads to ground floor bedroom, bathroom and kitchen.

## GROUND FLOOR BEDROOM

11'2" x 9'8" (3.41m x 2.96m)



Window to side; ceiling light fitting; wood effect flooring; two sets of double built-in wardrobes with sliding doors; clothes pulley.

## BATHROOM

11'1" x 5'6" (3.40m x 1.69m)



Window to side; ceiling light fitting; tile effect vinyl flooring; WC; pedestal sink; bath; shower cubicle with mains fed shower.

## KITCHEN

14'11" x 9'2" (4.57m x 2.80m)



Window to rear; wooden & glazed door leads to the rear; fitted kitchen with stainless steel sink & drainer; slot-in cooker with gas hob; hood; plumbing and space for washing machine; under-counter fridge; free standing fridge freezer; ceiling light fitting; tile effect flooring.

## STAIRCASE & LANDING



Two Velux windows to side; two ceiling light fittings; fitted carpet; spacious walk-in cupboard with light and shelving.

## BEDROOM 1

14'2" x 9'8" (4.33m x 2.97m)



Window to front; ceiling light fitting; fitted carpet; spacious walk-in cupboard with shelving; further built-in cupboard with shelving.

## BEDROOM 3

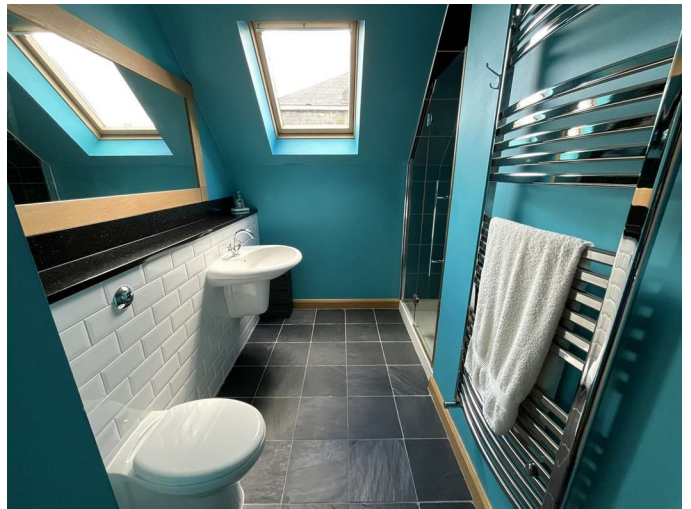
10'3" x 9'7" (3.13m x 2.94m)



Window to side; ceiling light fitting; fitted carpet; built-in double mirrored wardrobes with sliding doors.

## SHOWER ROOM

10'3" x 8'4" (3.14m x 2.56m)



Velux window to side; ceiling light fitting; extractor; wall mounted sink and WC; built-in shower cubicle with Triton electric shower; wall mounted chrome heated towel radiator.



## BEDROOM 2

12'5" x 9'2" (3.79m x 2.81m)



Window to rear; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes with sliding doors; built-in storage cupboard with shelving.

## GARAGE

Electric door; power and light; personnel door and window to side.

## OUTSIDE



There is shared access to the rear of the property from Ploo Lane West which is laid to tarmac and leads to the garage; rotary clothes dryer.



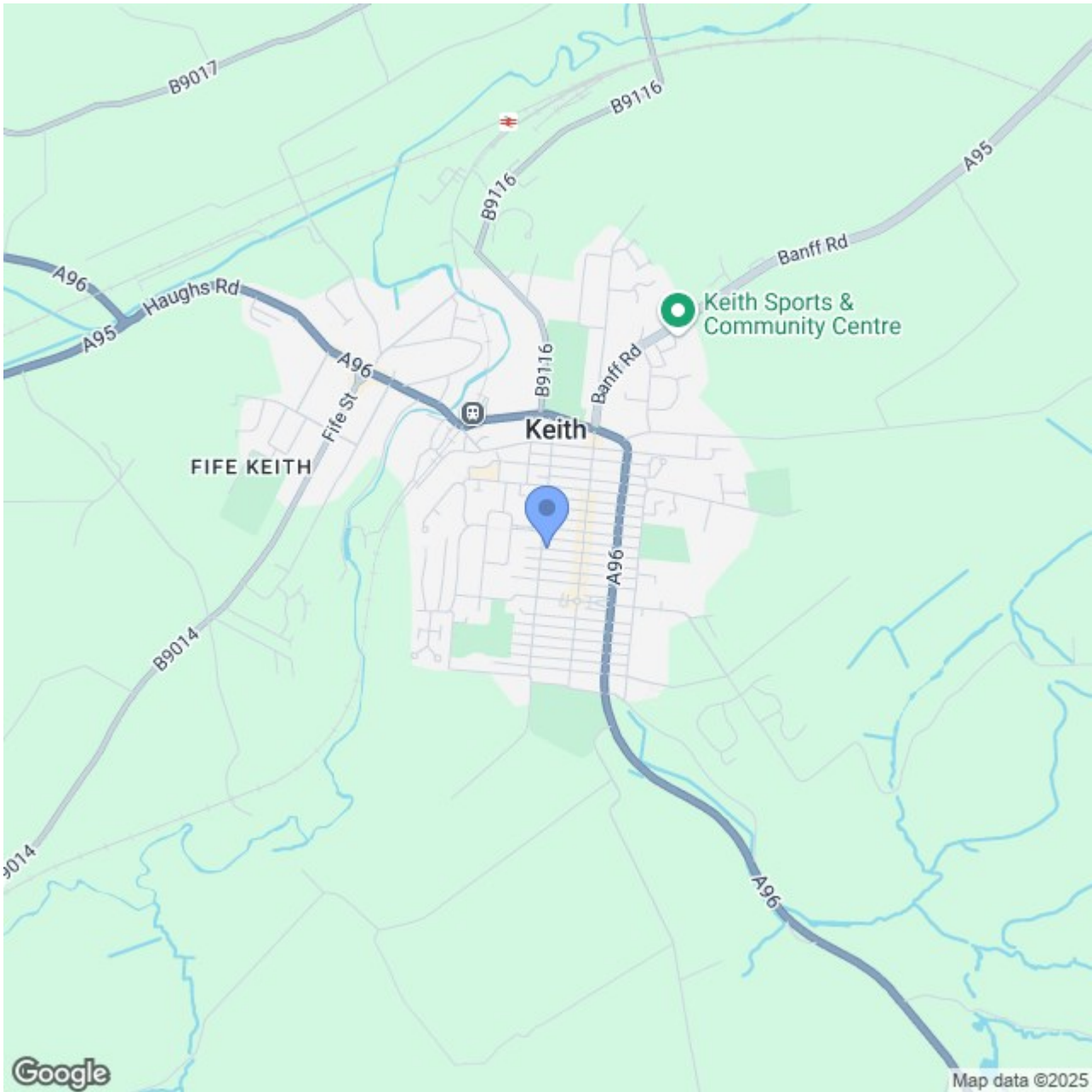
## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds, all bathroom and shower room fittings, the slot-in cooker, under-counter fridge and free-standing fridge freezer in the kitchen and the rotary clothes dryer.

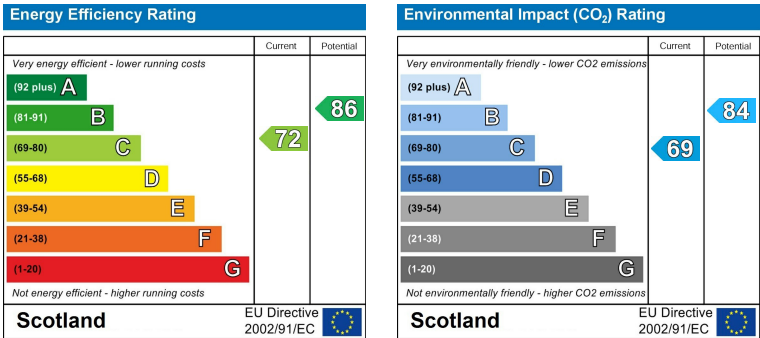
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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