

4 Masonic Court
Reidhaven Square
Keith
Morayshire
AB55 5GA



Offers Over £160,000

Benefiting from a central location in Keith is this modern and deceptively spacious 3 Bedroom Terraced House which features an En-Suite Shower Room to the Master Bedroom.

The property has a convenient position and is just a short walk from Keith's thriving Mid-Street which offers an excellent range of shops. The town also offers a Tesco's supermarket and railway links to both the cities of Aberdeen

Features

3 Bedroom Mid-Terrace House

Spacious Accommodation

28ft Long Kitchen / Diner

En-Suite to Master Bedroom

Garden + a Shared Drying Area

Double Glazing



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Accommodation comprises an Entrance Vestibule, Hallway, Ground Floor W.C, Lounge, a spacious 28ft long Kitchen / Diner, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Bathroom.

Entrance Vestibule
Pendant light fitting
Wood styled flooring

Hallway
Pendant light fitting
Single radiator
A carpeted staircase leads to the 1st floor landing
A built-in under-stairs storage cupboard
Engineered wood flooring

W.C Cloakroom
Pendant light fitting
Single radiator
Press flush W.C and a wash hand basin
Engineered wood flooring

Lounge – 14'5" (4.39) 11'5" (3.47) plus a door recess
Pendant light fitting
Double glazed windows to the front
Double radiator
Fitted carpet

A multi-paned glazed door gives access through to the Kitchen

Kitchen / Diner – 28'5" (8.66) x 6'11" (2.10) plus a door recess widening to 9'2" (2.79) max
A spacious room comprising recessed ceiling lighting and a ceiling light fitting
Double glazed double doors to the rear lead out to the garden
A single and a double radiator
The kitchen area comprises a good range of wall mounted cupboards and fitted base units
Integrated electric hob, oven and dishwasher
Space to accommodate a washing machine and tumble dryer
Single sink with drainer unit and mixer tap
A built-in shelved storage cupboard with lighting within
There is a door recess which leads directly to the lounge, this recessed space is currently utilised for an American styled fridge/freezer
Tiled flooring

1st Floor Accommodation

Landing

2 pendant light fittings

Loft access hatch

There are 2 built-in storage cupboards which are positioned at each end of the landing

Single radiator

Fitted carpet

Bedroom One with En-Suite Shower Room – 14'11" (4.55) max into the recessed area x 9'1" (2.76) plus wardrobe space

Pendant light fitting

Double glazed windows to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

En-Suite Shower Room – 7'1" (2.15) x 5'7" (1.70)

Recessed ceiling lighting

Single radiator

A quadrant shower cubicle with a mains shower

Pedestal wash basin and a press flush W.C

Wood styled flooring

Bedroom Two – 11'7" (3.52) x 11'4" (3.45) max into the recess

Pendant light fitting

Double glazed windows to the front

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Three – 9'10" (2.99) max x 9'9" (2.96) max and plus wardrobe space

Pendant light fitting

Double glazed windows to the front

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bathroom – 10' (3.05) max x 7'1" (2.15) max and plus door recess

A spacious 4-piece bathroom featuring recessed ceiling lighting

Single radiator

Bath, quadrant shower cubicle with a mains shower, pedestal wash basin and a press flush W.C

Wood styled flooring

Garden

A block paved garden area which is block paved with a wooden fence to one side

There is a communal block paved area with a shed, this belongs to the property

There is also communal drying line area

Parking
There is on-street parking directly to the front of the property

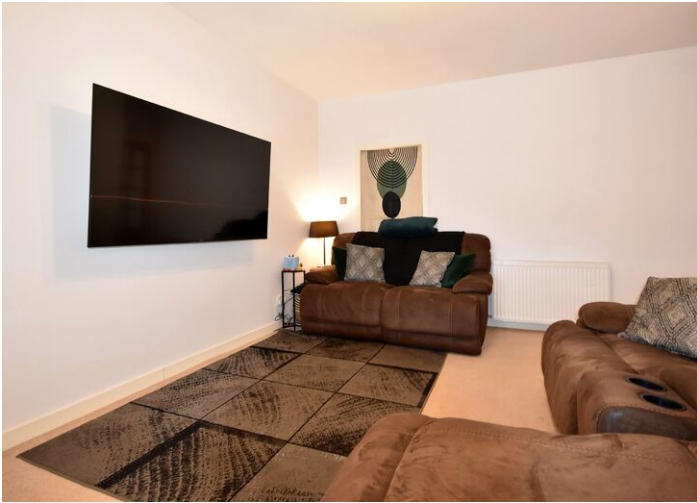
Note 1
All light fittings & floor coverings are to remain.

Energy Performance
Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		









Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

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Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.