

76 Den Crescent,

Keith,

AB55 5JZ



Fixed Price £74,950

Requiring modernisation is this 2 Bedroom Terraced House, the property benefits from an outlook onto a wooded area.

Features

2 Bedroom Terraced House

Requires modernisation

Fronts onto a wooded area

Double Glazing

Electric Heating



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Requires modernisation
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Double Glazing
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Requiring modernisation is this 2 Bedroom Terraced House, the property benefits from an outlook onto a wooded area.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Diner, 2 Double Bedrooms and a Bathroom. The property benefits from a front garden and an enclosed rear garden.

Entrance to the Property is via door with double glazed frosted windows leading to:

Entrance Vestibule

Pendant light fitting
Built-in storage cupboard

A door leads through to the main hallway

Hallway

Pendant light fitting
A staircase leads up to the 1st floor landing
Built-in storage cupboard
Electric wall mounted panel heater

Doors leads to the Lounge and Kitchen / Diner

Lounge – 13'1" (3.98) x 11'7" (3.52)

Pendant light fitting
Double glazed window to the front which has an outlook towards a wooded area
Electric wall mounted panel heater
A frosted glazed door leads to the Kitchen / Diner

Kitchen / Diner – 17'8" (5.38) x 10' (3.05) max

Pendant light fitting
Double glazed windows to the rear
Wall mounted cupboards and fitted base units
Single sink with drainer unit and mixer tap
Space to accommodate a washing machine, electric cooker and under counter fridge
Cupboard housing the fuse board
Space to accommodate a dining table within the room
Doors lead to the main Hallway and into the Lounge
A double glazed frosted door leads out to the Rear Garden.

1st Floor Accommodation

Landing

Pendant light fitting
Loft access hatch
Electric wall mounted panel heater
Built-in storage cupboard

Bedroom One – 14'4" (4.37) plus cupboard space x 8'10" (2.69) plus wardrobe space

Pendant light fitting
Double glazed window to the front
Built-in wardrobe
Built-in shelved storage cupboard

Bedroom Two – 12'4" (3.76) plus wardrobe space x 8'8" (2.64) plus cupboard space and door recess

Pendant light fitting
Double glazed window to the rear
Built-in wardrobe and airing cupboard housing the hot water tank

Bathroom – 5'10" (1.770 x 6'5" (1.94)

Pendant light fitting
Double glazed frosted window to the rear
Bath with electric shower
Pedestal wash basin and W.C

Front and Rear Gardens

An enclosed and paved rear garden with gate
The front garden is mostly laid to lawn and looks onto a wooded area

Parking

Located near to the property there is a communal/shared parking bay area

Note 1

The property does require modernisation.

**Energy Performance
Rate - E**

Council Tax Band

Currently Band - A





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

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

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.