

Maple Lodge
Crossroads
Keith
Moray
AB55 6NA



Offers Over £365,000

Benefiting from a lovely semi-rural position with countryside views to both the front and rear is this lovely 4 Bedroom Detached Family Home. The property is set within a generous sized plot measuring 0.6 of an Acre (approx)

Features

4 Bedroom Detached Family Home

Set within 0.6 of an Acre (approx.)

Countryside Views

Spacious Driveway

Garage with Electric Door

Double Glazing

Oil Central Heating



Benefiting from a lovely semi-rural position with countryside views to both the front and rear is this lovely 4 Bedroom Detached Family Home. The property is set within a generous sized plot measuring 0.6 of an Acre (approx)

Accommodation comprises a Hallway, Lounge, a spacious Kitchen / Diner, a Ground Floor Bedroom and a Ground Floor Shower Room. The 1st floor features a large Landing currently used as an artist studio, 3 further Bedrooms and a Bathroom

Hallway – 18' (5.49) max x 12'8" (3.86) initial entrance area

A spacious hallway comprising a coved ceiling with 2 ceiling light fittings

A carpeted staircase with an under stairs storage cupboard leads to the 1st floor landing

Double radiator

The hallway continues further with a coved ceiling and 2 light fittings

Double glazed window to the rear

Double radiator

Fitted carpet

And the end of the hallway there is an inner hallway area with a double glazed window and a built-in double storage cupboard. A door then gives access into the Integral Garage.

Lounge – 18' (5.49) x 14' (4.27)

A twin aspect room comprising a ceiling light fitting

Double glazed window to the side and a double glazed window with sliding patio door to the rear, which offers views across the garden and out towards the neighbouring countryside

Double radiator

Fireplace surround with an electric effect fire

A door gives direct access through to the Kitchen / Diner

Fitted carpet

Kitchen / Diner – 18' (5.49) x 18' (5.49) reducing to 15'8" (4.77)

A twin aspect room comprising two ceiling light fittings

Double glazed windows to the front and side

2 radiators both with radiator covers

A range of wall mounted cupboards with under-unit lighting and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated dishwasher, washing machine and tumble dryer

There is a range style electric cooker with twin ovens and matching overhead extractor unit

Vinyl flooring

A side entrance door leads out to the driveway with a ramp for disabled access

Ground Floor Bedroom – 14' (4.27) max into recess x 10'9" (3.27)

Ceiling light fitting

Double glazed window to the front

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Ground Floor Shower Room – 8'1" (2.46) x 6'7" (1.99)

Ceiling light fitting

Double glazed window to the rear

Heated towel rail

Fitted vanity unit with recessed wash basin and fitted mirror with lighting

Shower cubicle with wet wall finish within and a mains twin head shower

Press flush W.C

Tiled walls and vinyl flooring

1st Floor**Landing**

The 1st floor features a large Landing currently used as an artist studio, 3 further Bedrooms and a Bathroom

4 ceiling light fittings

Double glazed windows to the front and rear aspects

2 double radiators

2 built-in storage cupboards

Fitted carpet

Bedroom 1 – 13'8" (4.16) max into the coombe x 13'6" (4.11)

Ceiling light fitting

Double glazed Velux window to the rear and double glazed windows to the front

Radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom 2 – 11'4" (3.45) plus a door recess x 13'9" (4.18) max

A twin aspect room comprising a ceiling light fitting

Double glazed window to the front and side

Double radiator

Built-in wardrobe with mirrored door

Fitted carpet

Bedroom 3 – 11'1" (3.37) max x 13'8" (4.16) max into coombe and window recess

A twin aspect room comprising a ceiling light fitting

Double glazed window to the side and a floor to ceiling window to the rear which offers lovely views across the countryside

Double radiator

Built-in wardrobe with mirrored door

Fitted carpet

Bathroom – 6'9" (2.04) x 8'1" (2.46)

Recessed ceiling lighting

Double glazed window to the side

Heated towel rail

Fitted bath with mixer tap and shower fitting

Vanity unit with recessed wash basin

W.C

Tiled flooring

Garden

The garden features superb rear garden which is mostly laid to lawn

The garden backs onto farmland and has lovely far-reaching views

There are 2 garden sheds and an enclosed vegetable garden area with raised beds and greenhouse

Outside garden tap

Driveway

The property benefits from an extensive driveway which provides parking for multiple vehicles making is ideal for anyone with motorhomes or caravans

Garage – 20'2" (6.15) x 9'10" (2.99)

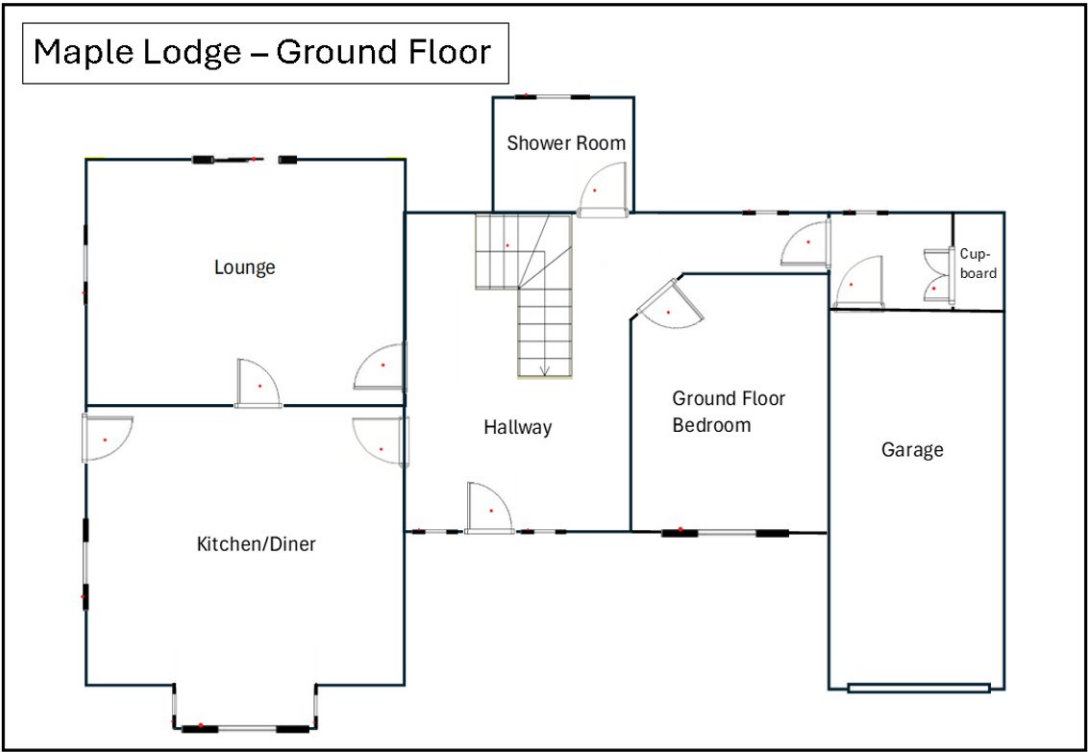
Fitted with power, lighting and an electric operated roller door to the front

Worcester oil fired boiler

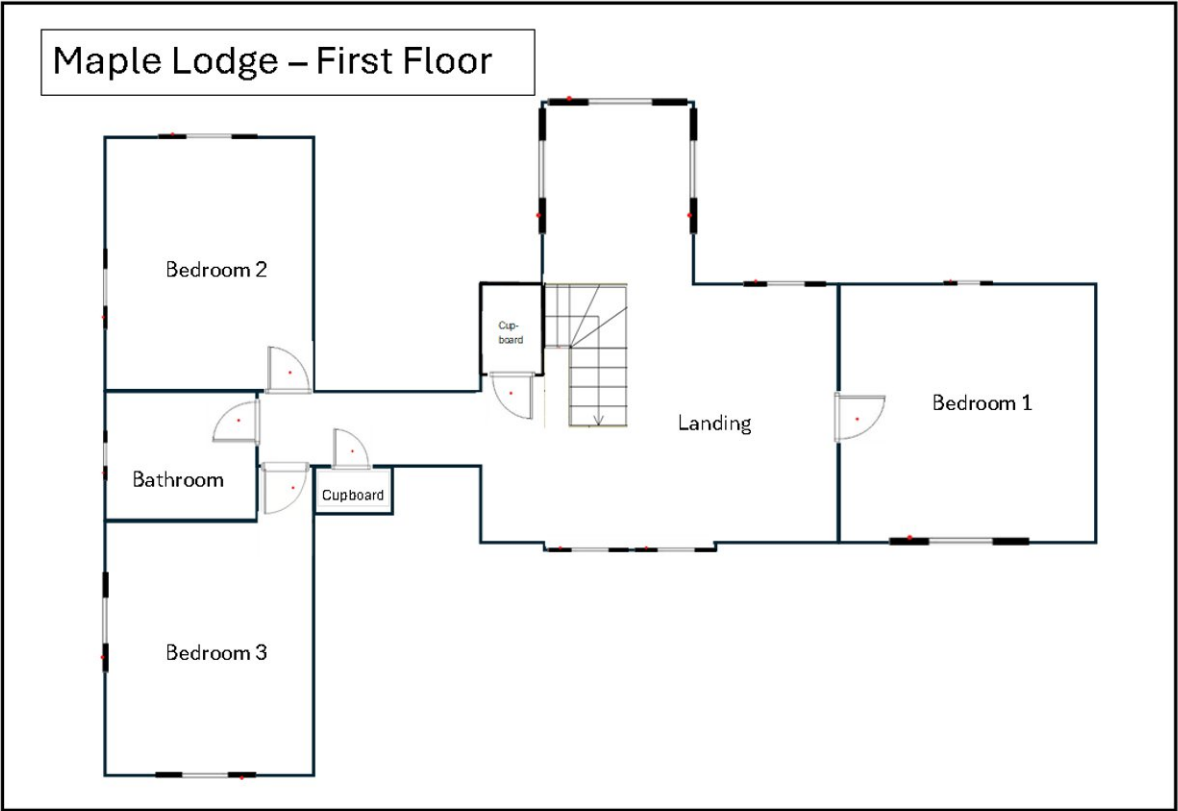
Note 1

All light fittings, floor coverings & blinds are to remain.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.















Energy Performance
Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently E

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.