



50 MAR COURT
KEITH
AB55 5DF

MID-TERRACED THREE BEDROOM FAMILY HOME WITH VIEWS
OVER THE GOLF COURSE

ENTRANCE HALLWAY

LOUNGE

KITCHEN

BATHROOM

3 BEDROOMS

DOUBLE-GLAZING

GAS CENTRAL HEATING

FRONT AND REAR GARDENS

COUNCIL TAX BAND CURRENTLY "A",

EPC BAND "C"



Offers in the Region of
£100,000



grantsmith
LAW PRACTICE

DESCRIPTION

Commanding spectacular views over the Keith Golf Course together with rural views beyond is this Three Bedroom Mid-Terraced Family Home. The property benefits from double-glazing and gas central heating however, it could be further enhanced by upgrading and modernisation together with some "TLC". The accommodation is spread over two floors and comprises on the Ground Floor: Entrance Hallway, Lounge, Kitchen and the Rear Hallway and on the First Floor: Landing, Bathroom and 3 Bedrooms. There are paved areas to the front and rear of the property.



Entrance

Paned UPVC door leads into the Entrance Hallway which is on an open plan to the Lounge, paned side panel. Front and side facing windows, the front window commands views over the Golf Course.

Lounge

5.25m x 4.02m

This bright and spacious Lounge has a recessed shelved area. Door giving access into the Rear Hallway. Front facing window with a view over the Golf Course.

Kitchen

3.35m x 3.16m

The Kitchen is fitted with base and wall units, contrasting worktops with matching splash back above. One and a half basin stainless steel sink top with mixer tap. Integrated gas hob with stainless steel chimney styled cooker hood above. Within a housing unit are the electric oven and grill. Spaces for under worktop white goods. Built-in shelved cupboard. Rear facing window.

Rear Hall

Access to the Kitchen, Lounge and the open tread Staircase. Two built-in cupboards, the low-level cupboard houses the electric meter and fuse box. Wood effect laminate flooring. UPVC exterior door with 2 frosted glazed panels leads out to the rear garden area.

Staircase

The open tread Staircase leads up to the Landing.

Landing

Access to three Bedrooms and the Bathroom. Hatch giving access to the insulated and partially floored loft. Two Built-in cupboards, one housing the gas central heating boiler and another with fixed shelving.

Bedroom 1

4.12m x 2.82m

Built-in wardrobe with fixed shelving enclosed by double doors. Tongue and groove exposed floorboards. Front facing windows command views over the Golf Course and rural views beyond.

Bedroom 2

3.35m x 3.17m

Built-in wardrobe with hanging rail and fixed shelving enclosed by double doors. Tongue and groove exposed floorboards. Rear facing window.

Bedroom 3

3.10m x 2.35m

Built in wardrobe with hanging rail and fixed shelving enclosed by a single door. Exposed tongue and groove floorboards. Front facing window with views over the Golf Course and rural views beyond.

Bathroom

1.76m x 1.73m

Fitted with a white 3-piece suite comprising; WC with concealed cistern, semi-recessed wash hand basin with mixer tap and cupboard below. Bath with side panel, shower fitment from the mixer tap. Ceramic tiling to dado rail height. Rear facing frosted glazed window.

Outside

From the communal car park a wrought iron gate leads into the rear garden area which is laid to paving. Two pre-fabricated sheds. The gas meter is wall mounted at the rear. To the front of the garden there is a paved area.

Additional Information

With the exception of the Rear Hallway there are no floor coverings within the property. There are no blinds or curtains within the property.





VIEWING

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