



45 Mid Street | Keith | Moray | AB55 5AH

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45 Mid Street, Keith, Moray, AB55 5AH

- Charming 2 bedroom Terraced house
- Comfortable Living Room
- Modern fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Enclosed Garden
- Gas Central Heating and Double Glazing
- On Street Parking

Summary

CCL Property are delighted to offer for sale this charming 2 Bedroom terraced house, situated in the heart of the market town of Keith. The property has been well maintained and upgraded by the current owners and comprises entrance vestibule, comfortable Living Room, modern kitchen with large walk-in cupboard, stairs lead to the upper landing where there is access to both bedrooms and a bathroom. Wee maintained rear garden with is enclosed.

The property is located in an ideal residential area, in the charming, Scottish, historic town of Keith with its authentic narrow streets. With a history of cattle trade and textile heritage, the town of Keith still is a thriving community. The annual Keith Country Show has been going for over 140 years and is one of the most prominent events in the Scottish agricultural calendar. Bustling Keith boasts four distilleries, numerous traditional shops, good restaurants, supermarket, hotels and schools. Keith is on the A96, main Inverness to Aberdeen route. Both have airports which offer daily flights to both UK and mainland Europe. Keith is a central location for servicing the Northeast of Scotland being equidistance from both





Property

A charming 2 bedroom property, spanning two floors and with private garden. Ideal purchase for the first-time buyer, a young couple for a starter home or as an investment opportunity. Benefits from Gas central heating & double glazing. All carpet and floor covering, blinds and light fittings are included in the sale.

Accommodation

Entrance Vestibule:

Entry is gained via a double glazed front door into the vestibule, which has stairs to the upper floor and access to both the Living Room and the Kitchen

Living Room:

A comfortable, bright living room with double aspect windows, fire place with feature wood burner, ample space for dining table and chairs, fitted with wooden flooring.

Kitchen:

A well-appointed kitchen fitted with a good range of wall and base units in cream with matching worktops incorporating a stainless steel sink and drainer, integral oven, gas hob and chimney style cooker hood. Space for free-standing fridge freezer and dish washer. Cupboard providing abundant storage space and door to the Utility.

Utility Room:

Utility room with plumbing for washing machine and tumble drier, also wall mounted storage shelving.

Upper Landing:

Carpeted staircase leads to the upper landing, which gives access to all further accommodation, has window providing excellent natural light and a shelved storage cupboard.

Bedroom 1:

A good sized double bedroom, built in wardrobe providing hanging and shelf space, picture window to the front and ample space for free standing furniture.

Bedroom 2:

Second double bedroom with window facing the front, again has built in cupboard and ample space to add further storage. Currently used an office space and has a day bed which can be opened to double for guests.

Bathroom:

Spacious bathroom fitted with a sky light, three-piece white suite, comprising a bath with fitted overhead shower, wash hand basin and WC. Two wall mounted medicine cabinets.

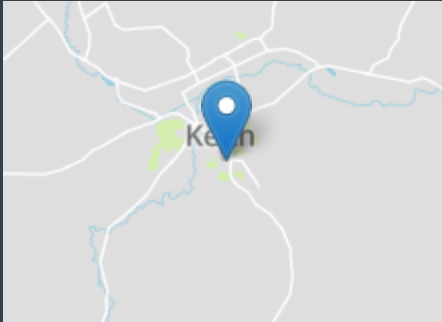
External

Enclosed rear garden mainly laid in gravel chips with path from the rear door to a side gate giving access for bins. Large wooden shed. On street parking is available at the front.









Floor 0

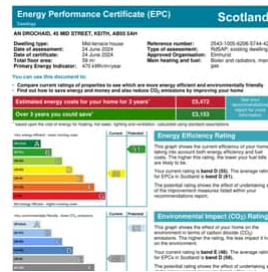
Floor 1

Approximate total area⁽¹⁾
57.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.