

**15 Regent Street,**  
Keith, AB55 5DW

Price Over  
**£230,000**

 5  4  6   318 m<sup>2</sup> EPC **E** Council Tax Band **D**



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**Features**  Garage  Garden

**Description**

**Large Period Stone Dwelling House with Generously sized Garden**

5 Bedrooms; Ample further accommodation; Full Double Glazing; Gas Central Heating; Full Fire Alarm System.

This substantial period dwelling house of traditional stone and slate construction with many traditional features is conveniently located near the centre of Keith. The extensive accommodation is ideal for entertaining and also provides a spacious family home. The combination of the generously sized garden, along with the flexible layout of the house offers options for business or extended family use. The property must be viewed to appreciate its full potential.

It is suggested that part of the house would lend itself for use as a “Granny Flat”.

**ACCOMMODATION**

**The accommodation is on three floors and comprises:-**

## **GROUND FLOOR**

**HALL** Accessed by original oak door with painted glass inserts, large understair storage cupboard, matwell, dado rail, smoke alarm, ceiling coving, radiator and elegant curved pitch pine staircase.

**LOUNGE 4.87m x 3.96m (16' x 13')** An elegant room with two windows, traditional solid oak fire surround, slate hearth with open fire, Venetian blinds, dado rail, smoke alarm, ceiling coving and two radiators. A 15-pane glass door leads to the

**DINING ROOM 3.35m x 2.26m (11' x 7'5")** Solid wood flooring, French doors to the side of the house and radiator.

**SMALL INTERNAL HALL** With telephone point.

**TOILET** With wash hand basin, fitted mirror, shelves and extractor fan.

**MAIN KITCHEN 5.25m x 2.66m (17'3 x 8'9")** Extensive fitted units and worktops including breakfast bar. Range style cooker with four burner gas hob, electric hot plate, double oven and warming cupboard, eye-level grill, stainless steel cooker hood and splashbacks and stainless steel double sink. The dishwasher and fridge freezer are included in the sale. Vinyl flooring.

**UTILITY ROOM 2.69m x 1.82m (8'10" x 6')** With fitted units, stainless steel sink, ample work surfaces and stainless steel splashbacks. The freezer is included in the sale. Plumbed for automatic washing machine, clothes pulley. Back door.

**INTERNAL HALL** With cupboard

**PANTRY 2.13m x 1.98m (7' x 6'6")** With fitted kitchen units, worktops with splashbacks, stainless steel sink, electric hob, extractor fan, vinyl flooring.

**DINING ROOM 4.80m x 3.73m (15'9" x 12'3")** With wood feature fire surround, timber ceiling beams, vertical blinds and radiator. Double doors lead to the Snug.

**SNUG 2.43m x 2.13m (8' x 7')** With feature fireplace.

**SALON/OFFICE 2.97m x 2.61m (9'9" x 8'7")** This room was previously used as a hairdressing salon but is now used as an office. With wall-mounted mirrors, wash basin, roller blind, telephone point. Wall-mounted gas monitor and cupboard housing hot water tank.

**CONSERVATORY 4.41m x 4.31m (14'6" x 14'2")** With exposed stone wall. Solid wood flooring, Venetian blinds, two radiators and door to garden.

**FIRST FLOOR** From the front hall a traditional pine staircase leads to the first floor landing with window to front, dado rail, telephone point. The corridor from the landing leads to the seating area at the rear of the property where there is a large shelved cupboard, radiator and outside door to the upper level of the rear garden.

**BEDROOM 1 4.87m x 3.96m (16' x 13') (at widest)** With two windows, cast-iron fireplace with wooden surround, Venetian blinds, radiator and door to En-Suite. **EN-SUITE** With white 3-piece suite of W.C., wash hand basin and electric shower in separate cubicle with full height aqua panels. Extractor fan, ceiling light and shaver point with light over.

**BEDROOM 2 4.80m x 4.19m (15'9" x 13'9") (at widest)** With cast-iron fireplace with wooden surround, window with Venetian blinds, coving to ceiling, and radiator. Door to En-Suite. **EN-SUITE** With white 3-piece suite of W.C., wash hand basin and electric shower in separate cubicle with full height aqua panels. Extractor fan, ceiling light and shaver point with light over.

**BEDROOM 3 2.81m x 2.43m (9'3" x 8')** With cast-iron fireplace with wooden surround, roof window, coving to ceiling with centre ceiling light, radiator and smoke alarm.

**SHOWER ROOM** Located opposite Bedroom 3 is a Shower Room with white 3-piece suite of W.C., wash hand basin and Duo electric shower in separate cubicle with aqua panels, smoke alarm, ceiling light, mirror with light above and shaver point.

**BEDROOM 4 4.87m x 3.55m (16' x 11'8")** Window with Venetian blind, coving to ceiling and centre ceiling light, radiator and smoke alarm. Door to En-Suite. **EN-SUITE** With white 3-piece suite of W.C., wash hand basin and Mira electric shower in separate cubicle with aqua panels. Extractor fan, smoke alarm, ceiling light and shaver point with light over.

**BEDROOM 5 5.18m x 3.50m (17' x 11'6")** Window with venetian blind, coving to ceiling and centre ceiling light, radiator and smoke alarm. Door to En-Suite. **EN-SUITE** With white 3-piece suite of W.C., wash hand basin and Mira electric shower in separate cubicle with aqua panels. Extractor fan, smoke alarm, ceiling light and shaver point with light over. Opaque glass window with Venetian blind.

**BATHROOM 1.95m x 1.65m (6'5" x 5'5")** White 3-piece suite comprising W.C., wash hand basin and bath with Mira shower over fed from the mains system, bi-fold shower screen. The walls are tiled around the bath and shower area. With ceiling light, smoke alarm, mirror with light over and shaver point.

**SECOND FLOOR** A traditional pine staircase leads to the second floor landing with velux window, storage area, ceiling light and smoke alarm.

**ATTIC ROOM 4.57m x 3.50m (15' x 11'6")** With coom ceiling, velux and roof windows, cupboard in the eaves for storage and ceiling light.

**ATTIC ROOM 2.89m x 2.66m (9'6" x 8'9")** With coom ceiling, velux window and ceiling light. Access to Attic Storage Room.

**ATTIC STORAGE ROOM 6.70m x 3.12m (22' x 10'3")** Fully floored storage room with four skylight windows, two ceiling lights and telephone point.

**OUTSIDE** The private garden is tiered and includes lawns, well-stocked mature flower beds and shrubberies. Rockery, fruit trees and patio area. Timber shed and external tap.

**GARAGE** There is a garage accessed from Wellington Terrace.

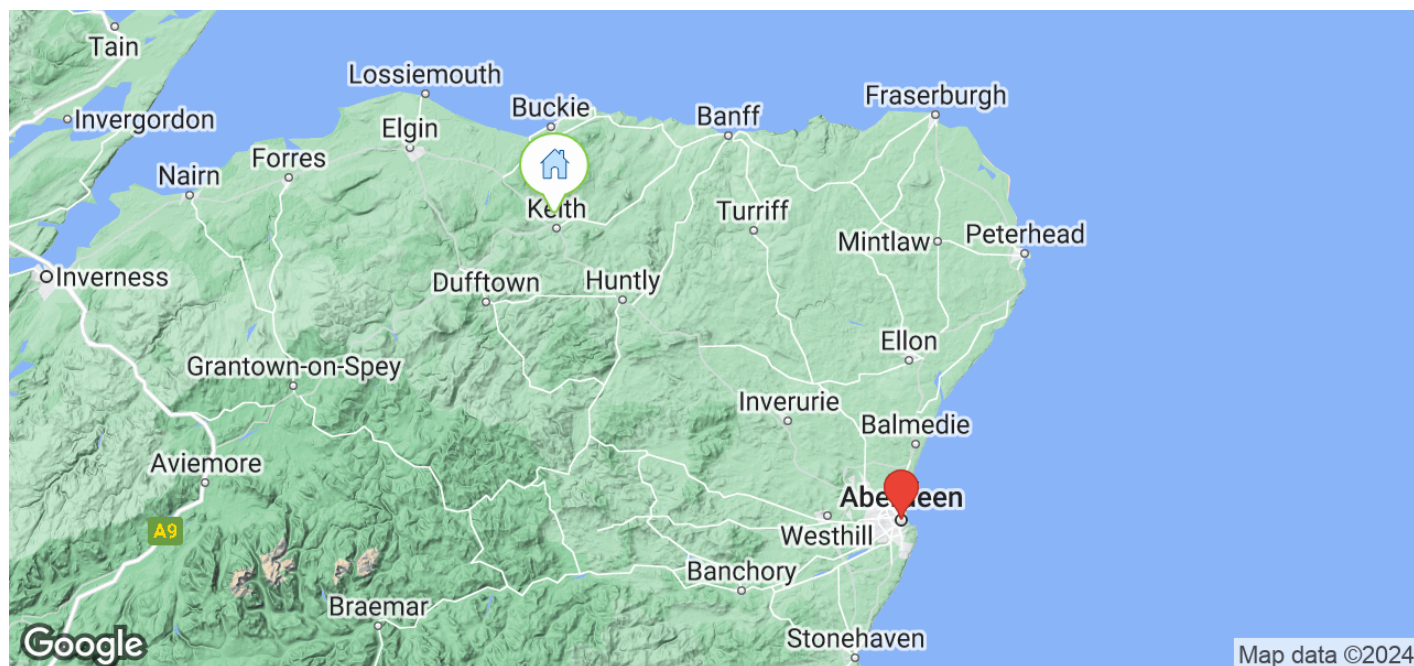
**SERVICES** Usual mains electricity and gas connections, telephone, mains water and sewage.

**ITEMS INCLUDED** All fitted carpets and floor coverings, all blinds and curtains, dishwasher, automatic washing machine, fridge freezer and separate freezer. Most items of furniture included.

**Council Tax** Band D.

**EPC Banding** EPC=E.

**LOCATION** Keith is a thriving town situated between Inverness and Aberdeen. It is equidistant from Inverness and Dyce Airports, both of which are accessible within one hour. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. Keith is also a popular tourist town, with the Strathisla Distillery being one of the stops on the Whisky Trail.



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