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## 36 Edindiach Road, Keith AB55 5JW



This two bedroom mid-terraced house with front and rear garden is situated in an established residential area of Keith and would make an ideal first-time buy or investment purchase.

**MID-TERRACED HOUSE  
TWO DOUBLE BEDROOMS  
AMPLE STORAGE  
FRONT AND REAR GARDENS  
ELECTRIC HEATING  
TRIPLE GLAZING  
COUNCIL TAX BAND A  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£95,000**

**E1153**

This two bedroom mid-terraced house is located in an established residential area of Keith, within reach of local amenities.

The accommodation is in need of some modernisation throughout and comprises: Entrance vestibule, hallway, living room, dining kitchen with access to the rear garden. Upstairs are two double bedrooms, both with built-in storage, and a shower room with disabled access shower.

With electric heating and plenty of storage throughout, the property benefits from triple glazing installed in 2019.

There are low maintenance private garden grounds to the front and rear of the property.

This would make an ideal first-time buy or investment purchase and a viewing is highly recommended.

*Mains water, mains electricity and mains drainage are all understood to be connected.*

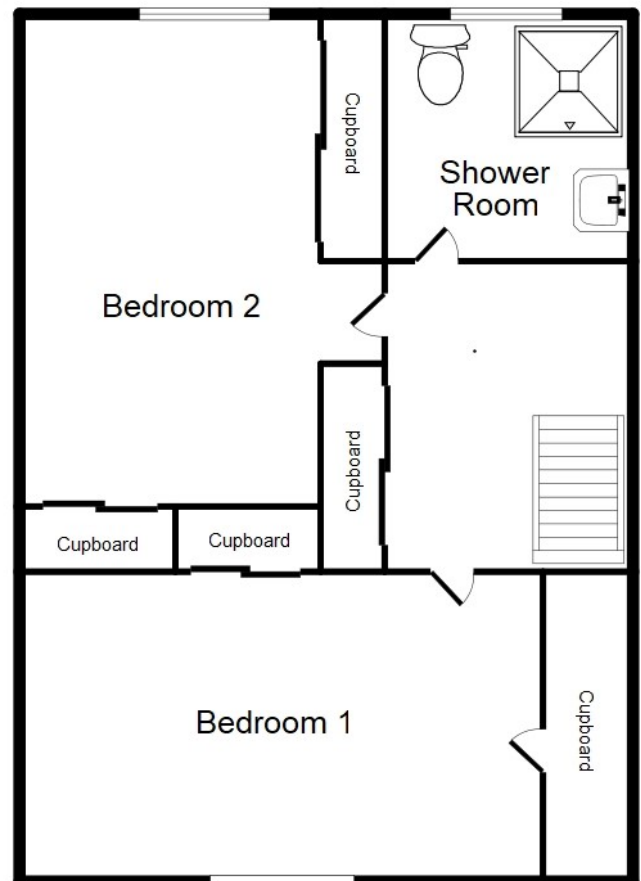
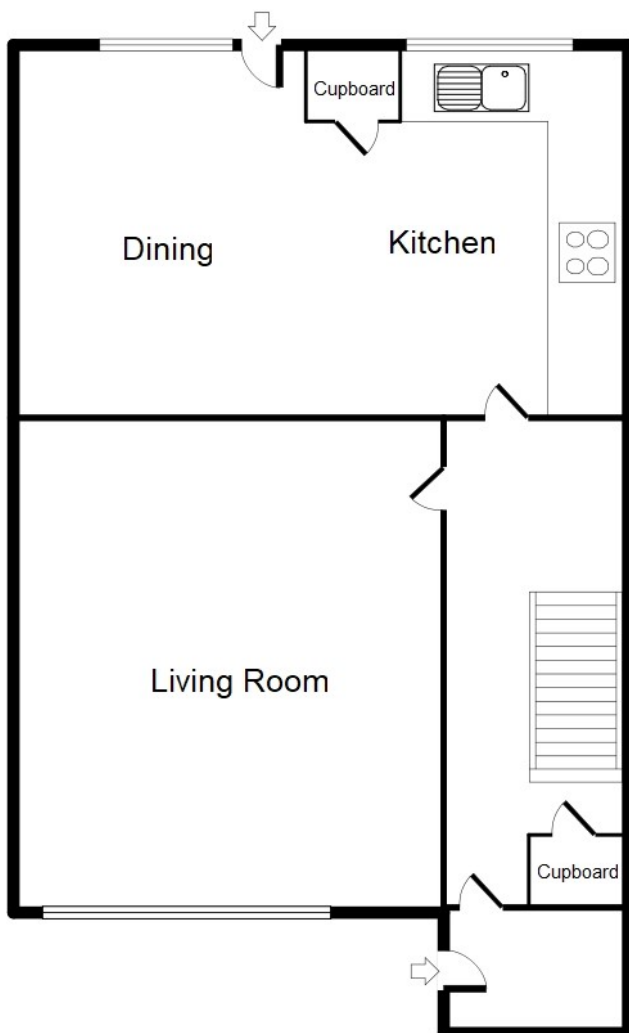






If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

- |                 |               |               |               |
|-----------------|---------------|---------------|---------------|
| • Kitchen/Diner | 5.39m x 3.12m | • Shower Room | 1.99m x 1.78m |
| • Lounge        | 3.42m x 4.11m | • Bedroom 2   | 3.83m x 3.37m |
| • Hallway       | 1.76m x 5.62m | • Bedroom 1   | 4.31m x 2.70m |



Please note these floorplans are not to scale and are for representational purposes only

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.