

159A Mid Street

KEITH, MORAY, AB55 5BJ



The property is a phenomenal development opportunity. A five-bedroom property with two kitchens and two front doors



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McEwan Fraser Legal is delighted to present 159a & 159b Mid Street, a spacious and versatile stone and slate property on Mid Street in the heart of Keith town centre. The property is a phenomenal development opportunity. A five-bedroom property with two kitchens and two front doors on a single title deed. 159b had a previous commercial function as a kitchen showroom. Possible uses include splitting the property into two residential dwellings; change of use for 159b to return to a commercial role, AirBnB or HMO with the appropriate licencing.

THE LOUNGE



The property comprises:

- Lounge, sunroom and enclosed courtyard.
- Two kitchens; (one fully equipped, one with a simple layout)
- Former shop/storage space
- Two front doors

KITCHEN 1



KITCHEN 2



A five-bedroom property with two kitchens and two front doors on a single title deed



FORMER SHOP/STORAGE



THE SUNROOM





- Five double bedrooms, one en-suite
- One family shower room
- Off-road parking for several cars

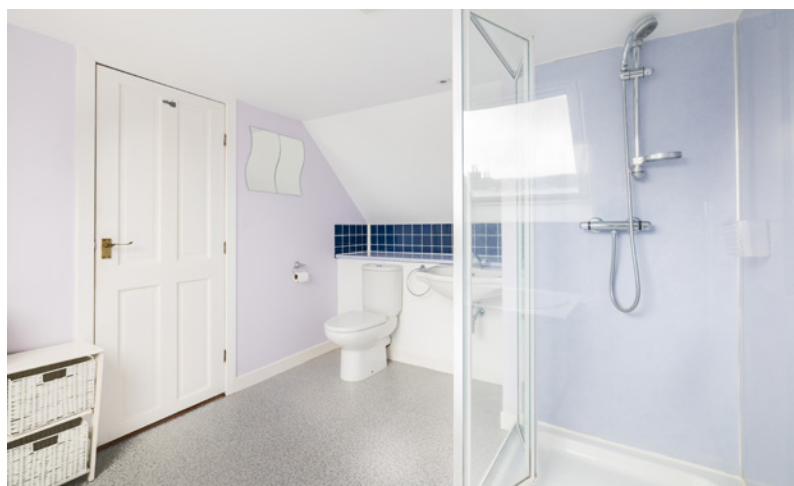
Recent work carried out:

- New boiler (Jan 2020) balance of guarantee
- Courtyard resurfaced with drainage maintenance (previously raised decking removed) (June 2022)
- New shower pump in 159A shower room (February 2022)
- New garden doors in sunroom (February 2021)

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



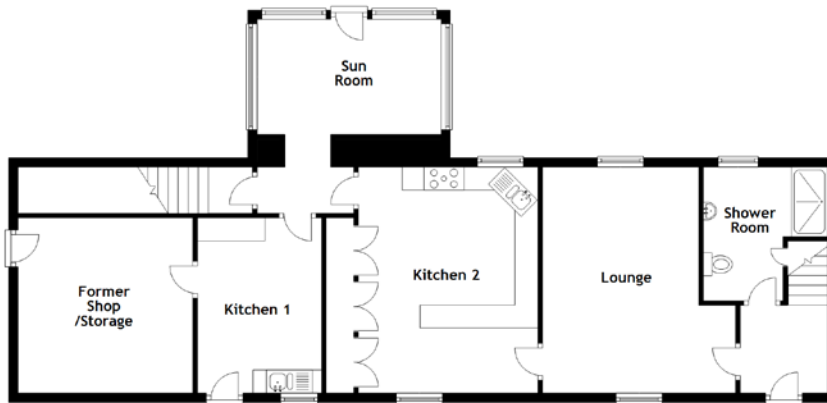
Whilst the property would require some investment to re-role, the possibilities are endless. Under the existing owners, the property has been continuously let for the last decade (details on application).

Due to the properties, unusual layout, and extent, viewing is essential to understand the potential fully. 159a/159b Mid Street is a rare opportunity to acquire a sizeable centrally located traditional property in Keith.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

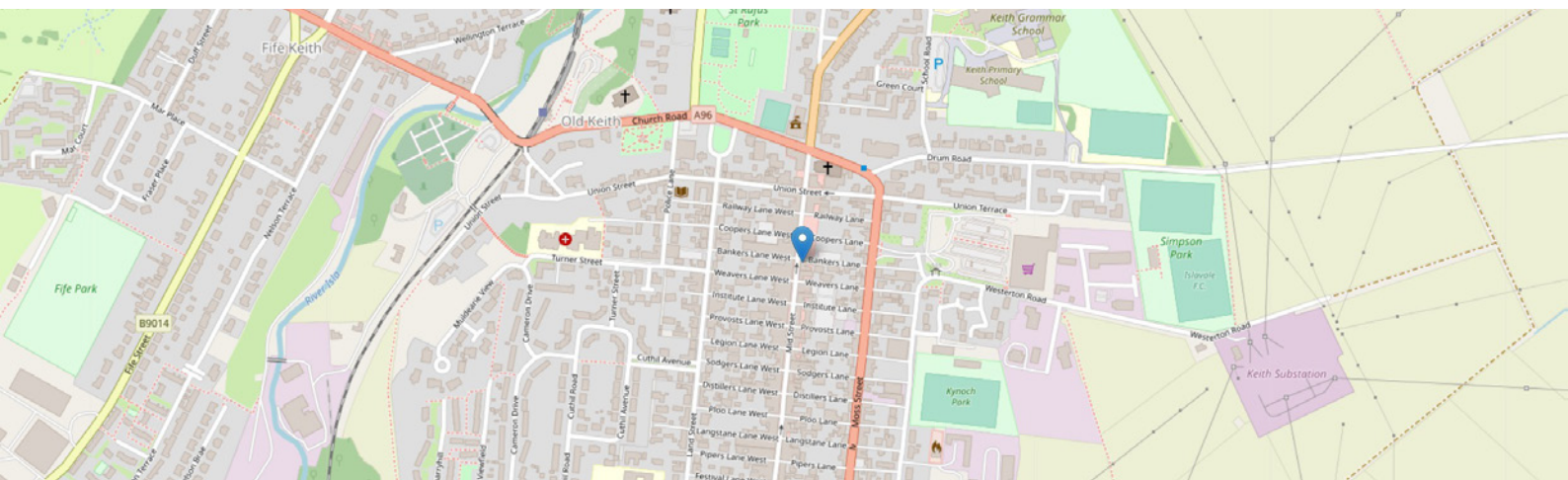


Approximate Dimensions (Taken from the widest point)

| | |
|---------------------|--------------------------------|
| Lounge | 6.80m (22'4") x 4.20m (13'9") |
| Former Shop/Storage | 3.80m (12'6") x 3.80m (12'6") |
| Kitchen 1 | 3.80m (12'6") x 2.70m (8'10") |
| Kitchen 2 | 4.90m (16'1") x 3.90m (12'10") |
| Sun Room | 4.00m (13'1") x 2.50m (8'3") |
| Shower Room | 2.90m (9'6") x 2.70m (8'10") |

| | |
|-----------|-------------------------------|
| Bedroom 1 | 5.70m (18'9") x 4.90m (16'1") |
| En-suite | 3.90m (12'10") x 2.60m (8'6") |
| Bedroom 2 | 4.70m (15'5") x 3.70m (12'2") |
| Bedroom 3 | 4.30m (14'1") x 3.80m (12'6") |
| Bedroom 4 | 5.40m (17'9") x 2.30m (7'7") |
| Bedroom 5 | 4.00m (13'2") x 3.00m (9'10") |

Gross internal floor area (m²): 200m² | EPC Rating: E



THE LOCATION

The small town of Keith is a North East market town at the start of Scotland's Famous Malt Whisky Trail. Most likely, the surrounding villages were built to house the workers of the nearby mills and distilleries of Speyside. The town is home to three distilleries, Strathmill, Glen Keith and Strathisla distillery, one of the oldest in the Highlands. Keith (pop. 4700) is a busy town on the main road and rail route between Inverness and Aberdeen. Keith also boasts a local steam train and station that runs to Dufftown.





The area has numerous leisure facilities, including a swimming pool, links golf course, and outdoor bowling green; several rivers a short drive from this property are renowned for their trout and salmon fishing. There are multiple local shops, restaurants, cafés, pubs, a major supermarket, an NHS health centre, and a hospital. Primary and secondary schooling is also available within the town. A comprehensive East Coast bus and rail network operate through Keith.

Easy access onto the A95 and A96 gives direct routing to Aberdeen in the east and Inverness to the west. Both cities offer excellent transport services, with national and international flights from Aberdeen Dyce and Inverness Dalcross Airports.



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