


Solicitors & Estate Agents
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10A Union Street
KEITH, MORAY, ABERDEENSHIRE, AB55 5BN

Keith

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The busy town of Keith is situated in a stunning North East location at the start of Scotland's Famous Malt Whiskey Trail. Keith and the surrounding villages, and hamlets were most likely built to house the workers of the nearby mills and distilleries that are located in the heart of the Speyside Malt Whiskey Trail. The town has three distilleries Strathmill, Glenkeith and Strathisla distillery, one of the oldest in the Highlands.

Keith is a busy little north-east town with a population of around 4700 situated on the main road and rail route between Inverness and Aberdeen. It can also boast of having a local steam train and station that runs to Dufftown. The area has numerous leisure facilities including, swimming pool, links golf course, outdoor bowling green, there are several rivers a short drive from this property some of which are renowned for their Trout and Salmon fishing. Within the town, there are multiple local shops, restaurants, cafés, pubs a major supermarket, NHS health centre and hospital, primary and secondary schooling is also available within the town. A comprehensive East Coast bus and rail network operates 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 rail and bus service, with national and international flights being provided by Aberdeen Dyce and Inverness Dalcross Airports.



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10a Union Street Keith is a one-bedroom first-floor property located in a popular area of Keith and close to all local amenities. Offering spacious living accommodation over one level the previous owners have modernized and upgraded to a reasonable standard, presented to the market with generous room sizes, fresh neutral decor, sash and case double glazing with an electric storage heating system. A huge opportunity for the first time purchaser to finally get to the market or with rental properties in demand a great opportunity to purchase as a buy to let.

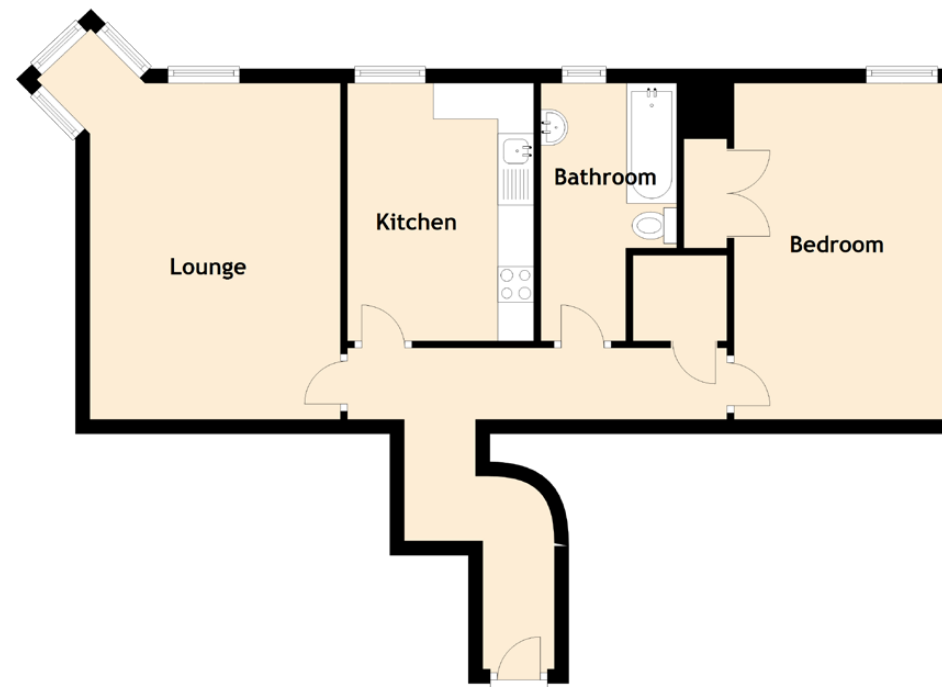
The property consists of a secure entry system to the communal stairway and hall (shared with one other property). Enter through the main door to a vestibule with approximately five steps down to the main hallway; large lounge with dual aspect windows that is flooded with natural light, dining kitchen with multiple base and wall mounted units, bathroom with shower over the bath, and large bedroom with fitted wardrobes. In addition, there are ample storage cupboards throughout the property.

Free on-street parking is available immediately outside and around the property location.





“... a one-bedroom first-floor property located in a popular area of Keith and close to all local amenities ...”



Specifications

FLOOR PLAN DIMENSIONS & MAP

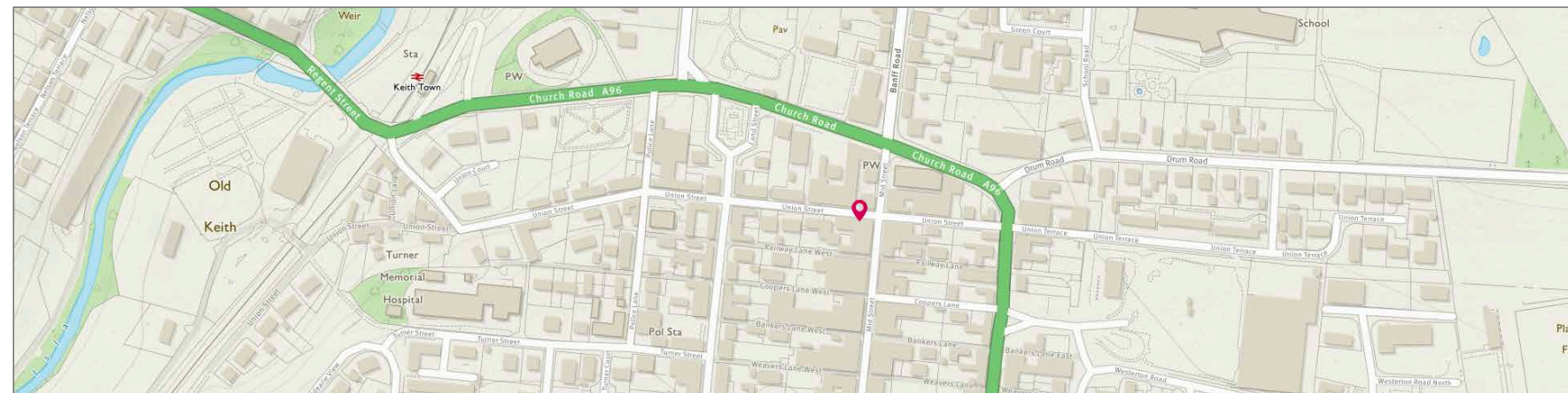
Approximate Dimensions (Taken from the widest point)

Lounge	5.08m (16'8") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 2.60m (8'6")
Bedroom	4.70m (15'5") x 3.00m (9'10")
Bathroom	3.60m (11'10") x 1.90m (6'3")

Gross internal floor area (m²): 64m²

EPC Rating: G

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings.





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Solicitors & Estate Agents

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Part
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Available

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THE SUNDAY TIMES
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Text and description
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