



Keith

MORAY, ABERDEENSHIRE, AB55 5BN

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.



10B Union Street

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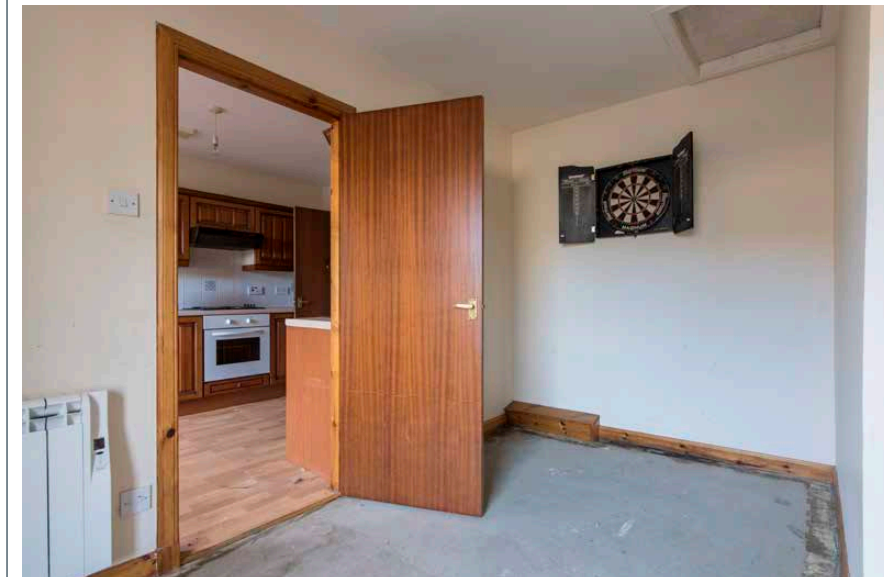
10b Union Street Keith is currently a one-bedroom property but has the potential to be used as a two-bed property. This first floor property, located in a popular area of Keith and close to all local amenities, offers spacious living accommodation over one level.

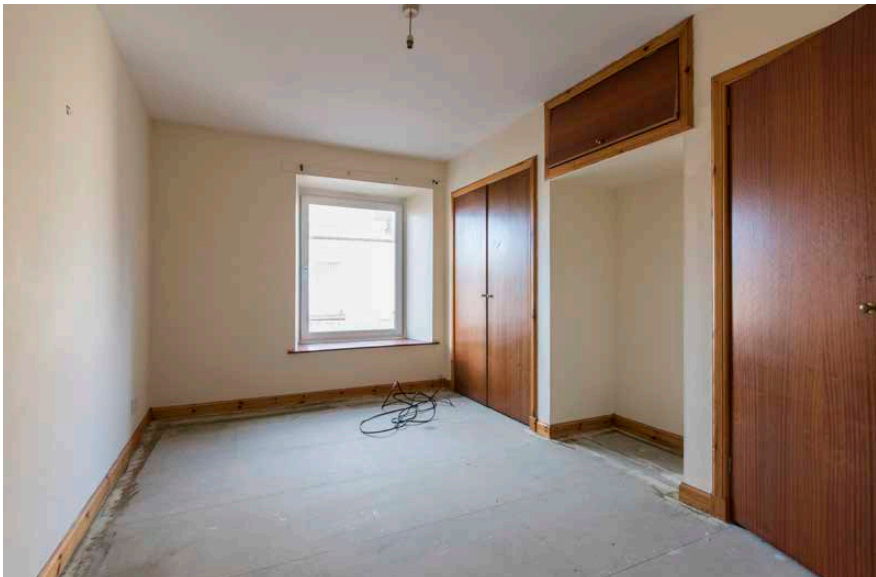
The previous owners have modernized and upgraded to a reasonable standard, presented to the market with generous room sizes, fresh neutral decor, uPVC double glazing and electric storage heating.

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.

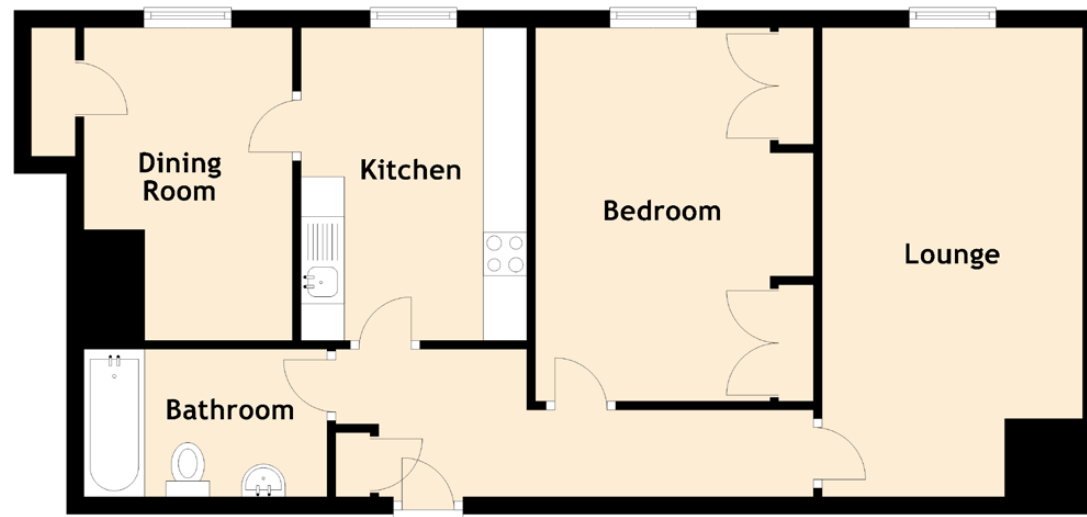
The property consists of a secure entry system to the communal stairway and hall (shared with one other property). Enter through the main door to the hallway leading to all other accommodation; large lounge, dining kitchen with multiple base and wall mounted units, dining room currently used as a games room but could be used as bedroom two, large double bedroom with twin wardrobes, and bathroom with shower over the bath. In addition, there are ample storage cupboards throughout the property.

On-street free parking is available immediately outside and around the property location.





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



Specifications

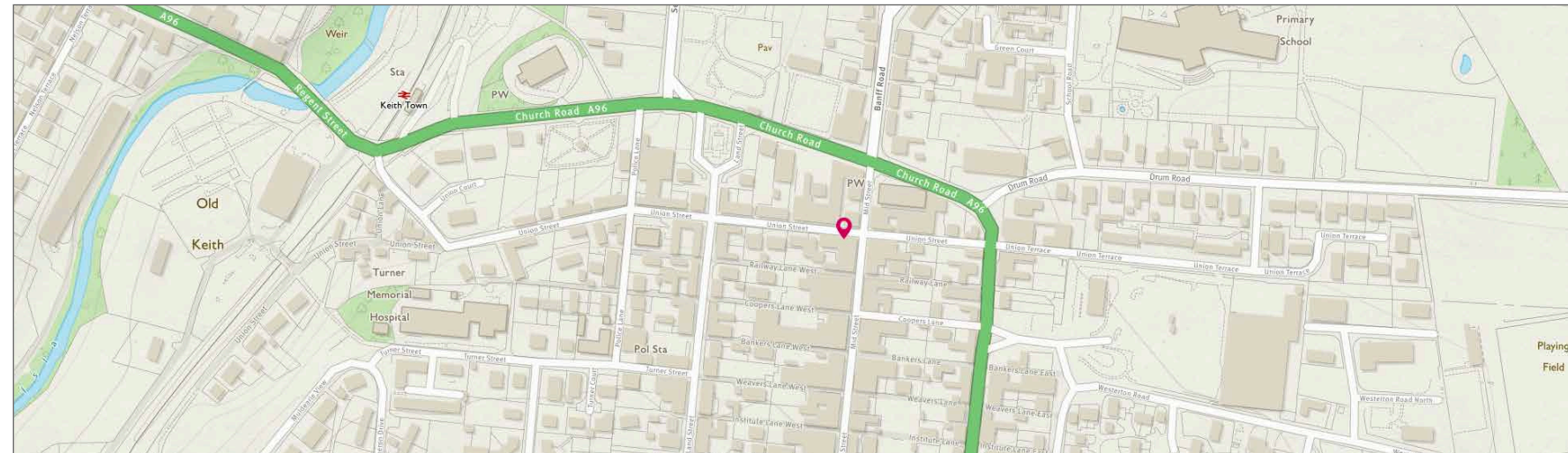
FLOOR PLAN DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.00m (9'10")
Bedroom	4.30m (14'1") x 3.20m (10'6")
Kitchen	3.60m (11'10") x 2.60m (8'6")
Dining Room	3.60m (11'10") x 2.40m (7'10")
Bathroom	2.80m (9'2") x 1.70m (5'7")

Gross internal floor area (m²): 64m² | EPC Rating: E

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





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Part
Exchange
Available

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