




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Cairnhill

GRANGE, KEITH, AB55 6SP

"COUNTRY LIVING WITH EASY ACCESS TO LOCAL FACILITIES"

THE LOCATION

1 CAIRNHILL
GRANGE, KEITH, AB55 6SP

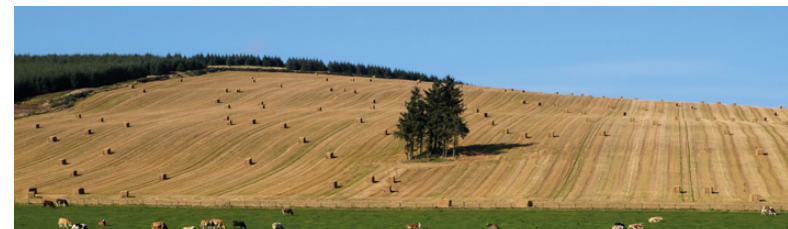


The small hamlet of Grange is located approximately five miles to the east of Keith on the A95 and is easily commutable to the major employment areas of Keith, Huntly and Elgin. There are excellent links to Aberdeen and Inverness via the A96 and the rail services from Keith. Grange is a semi rural location and would suit those looking for country living with easy access to local facilities.

A short drive to the west is the larger town of Keith which provides excellent primary and secondary education with higher education available in the cities of Aberdeen, Inverness and Elgin. Keith is a busy northeast town with a population of around 5000 situated on the main road and rail route between Inverness and Aberdeen. The town is also the starting point of the Scottish Malt Whiskey Trail with Keith having three distilleries, it also has other popular tourist attractions such as a local steam train that runs to Dufftown.

The area has numerous leisure facilities including, swimming pool, golf courses, outdoor bowling green and outdoor tennis courts. There are several rivers only a short drive from this area which are world famous for their Trout and Salmon fishing. The local tourist trade is very active and within the town there are several banking facilities, restaurants, cafés, pubs, local shops and a major super market. Easy access onto the A96 gives direct routing to Aberdeen, approximately 48 miles to the east and to Inverness 47 miles to the west. Both cities offer excellent rail and bus services, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

A great country location with-in easy travelling distance to all local amenities and destinations with-in Moray.



Strathisla Day, Knock Hill near Cornhill, Aberdeenshire Tricolor and Garrowood near Keith

1 CAIRNHILL

GRANGE, KEITH, AB55 6SP

LOUNGE

"DESIGNED AND BUILT TO A HIGH STANDARD"



Carinhill sits on a large elevated plot and is positioned to take advantage of the stunning scenery, this is an immaculate detached four bedroom bungalow which offers generous well laid out accommodation. The property has the added benefit of a substantial large wooden outbuilding with excellent space over two floors. The current owners have this set-up for entertainment and leisure however this outbuilding offers great flexibility for a number of other uses such as storage, workshop or business use.

Architecturally designed and built to a high standard, this property is bright with spacious living accommodation all on one level. The present owners have upgraded where necessary to an exceptional standard with no expense spared. This one-off property is presented to the market in immaculate walk in condition with generous room sizes, full double glazing, oil fired central heating and a multitude of stylish fittings and finishing, including a newly fitted bespoke multi fuel stove with feature base and surround in the family room.

The accommodation comprises of: Vestibule, reception hall, spacious lounge to the front elevation with feature fire, a bright large kitchen with family/dining room with access via patio doors to the rear garden, the kitchen has a multitude of work surfaces, wall and base units with integrated quality appliances, utility room with access to the rear garden, a spacious master bedroom to the front elevation with a fitted wardrobe, walk-in dressing room and en-suite shower room. There are three further double bedrooms, all with fitted wardrobes. The family bathroom has a separate extended shower unit with a multi shower which completes the accommodation.

The driveway leads to the front of the house where there is parking for several vehicles and a car port. The front and back garden is mainly laid to lawn with areas of shrubs and plants, the current owners have recently improved the rear garden with new landscaping including a wall at the rear with steps to the rear elevation where there is super views over the house and beyond.

This substantial property with its location is a superb family home, early viewings are highly recommended.



KEY FEATURES:

- Large elevated plot with drive and car port providing ample parking
- Large out building
- Wood store
- Country views
- Walk-in dressing room
- Master en-suite
- Generous family room and main lounge
- Feature wood stove
- Four large bedrooms, all with fitted wardrobes



MULTITUDE OF STYLISH FITTINGS AND FINISHING"



1 CAIRNHILL
GRANGE, KEITH, AB55 6SP

KITCHEN · UTILITY · FAMILY ROOM



BEDROOMS · EN-SUITE · BATHROOM

1 CAIRNHILL
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"AN EXCEPTIONAL STANDARD WITH NO EXPENSE SPARED"

"SUPER VIEWS OVER THE HOUSE AND BEYOND"



EXTERNALS · SPECIFICATIONS

1 CAIRNHILL
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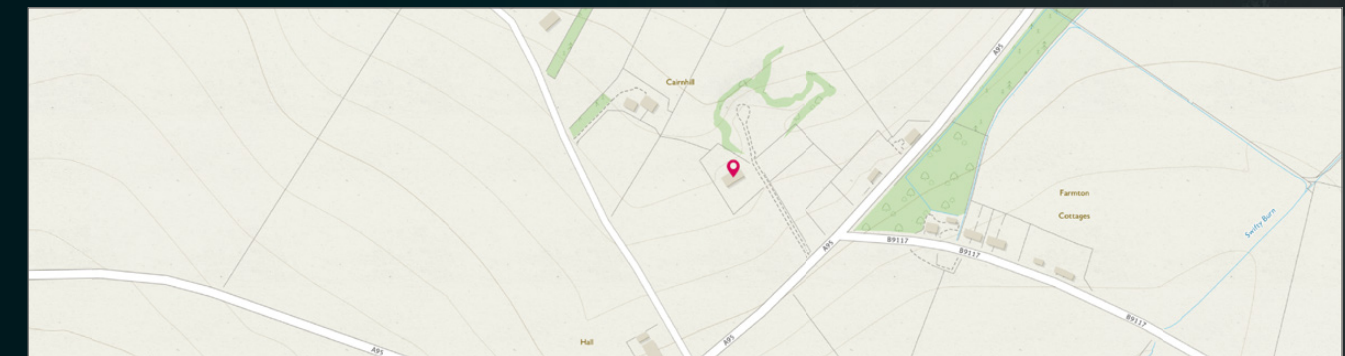
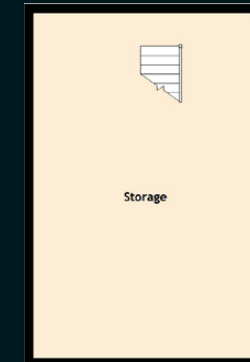
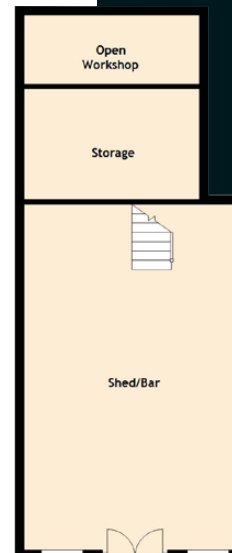
Approximate Dimensions (Taken from the widest point)

| | |
|-----------------|-------------------------------|
| Lounge | 6.60m (21'8") x 4.80m (15'9") |
| Family Room | 7.10m (23'4") x 4.50m (14'9") |
| Kitchen | 4.60m (15'1") x 3.10m (10'2") |
| Utility | 2.40m (7'11") x 2.10m (6'11") |
| Master Bedroom | 6.60m (21'8") x 4.80m (15'9") |
| Dressing Room | 2.80m (9'2") x 2.10m (6'10") |
| En-suite | 2.80m (9'2") x 1.70m (5'7") |
| Bedroom 2 | 4.00m (13'1") x 3.10m (10'2") |
| Bedroom 3 | 3.20m (10'6") x 3.00m (9'10") |
| Bedroom 4/Study | 3.00m (9'10") x 2.90m (9'6") |
| Bathroom | 3.10m (10'2") x 2.50m (8'2") |
| Shed/Bar | 7.50m (24'7") x 4.80m (15'9") |
| Storage | 7.50m (24'7") x 4.80m (15'9") |

Gross internal floor area (m²): 180m²

EPC Rating: C

Extras (Included in the sale): All floor coverings and blinds where applicable are included in the sale, double glazing, oil fired central heating.





View from the property


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Part
Exchange
Available

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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer