




McEwan Fraser Legal

Solicitors & Estate Agents

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Heatherfield

11A LAND STREET, KEITH, AB55 5AU



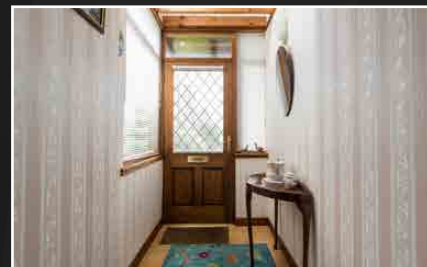
*Auchindoon Castle,
Keith Old Brig,
Keith Town Station
& Keith Strathisla Distillery*

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 & distilleries that are located in the heart of the Speyside

Malt Whiskey Trail. The town has three distilleries Strathmill, Glen Keith 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, 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 operate through Keith.



Heatherfield is a spacious detached three-bedroom property located in a popular residential area and close to all local amenities. Offering spacious living accommodation over two levels, the present owner has maintained this property regardless of cost; some minor upgrades would make this an exceptional property, presented to the

market with full double glazing and electric storage heating. A fantastic family home in a superb walk-in condition would suit the retired couple or the young family with room to grow. Early viewing is highly recommended, you will not be disappointed.

The property comprises of a rear porch with utility area, leading to

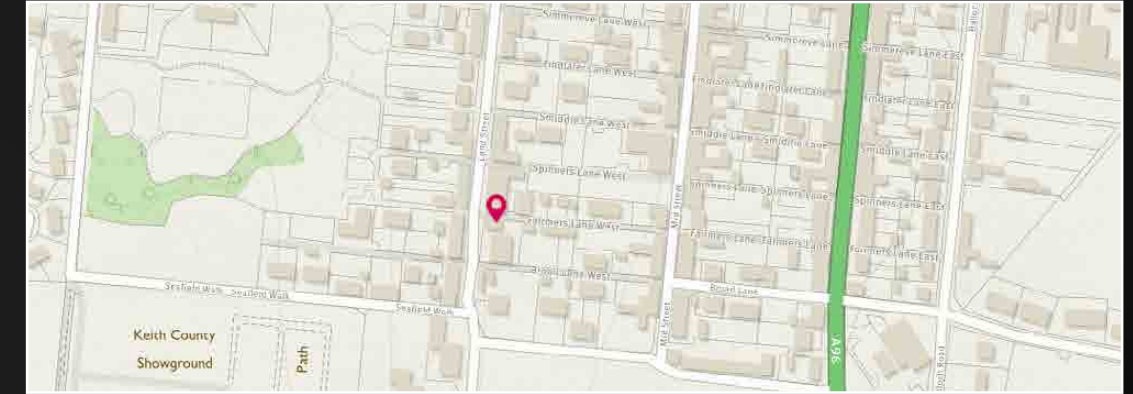
all accommodation on both levels, spacious lounge with three windows which floods this room with natural light, dining kitchen with multiple base and wall mounted units and some integrated appliances, a centrally located four-piece family bathroom with separate shower cubical, with two large double bedrooms completing this floor, a stylish staircase with

wooden balustrade leads to the upper floor where there is a further double bedroom with an ensuite shower room and a large second reception room, perfect for a home office or potential fourth bedroom, In addition, there are ample storage cupboards throughout the property.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 3.50m (11'6")
Kitchen	4.90m (16'1") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bedroom 3	6.30m (20'8") x 2.80m (9'2")
Office	6.00m (19'8") x 2.70m (8'10")
Bathroom	2.51m (8'3") x 1.50m (4'11")
En-suite	2.80m (9'2") x 0.80m (2'7")



Gross internal floor area (m²): 121m²

EPC Rating: G



A gated drive allows parking for at least three vehicles in front of the large garage (with remote electric door, an upper level accessed by a ramsey ladder, electric lighting, power sockets and vehicle pit). The gated walled garden has borders containing various shrubs and plants with a large hedge which gives added privacy. From the rear porch there is access to a side courtyard.




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