

16 Sellar Crescent

MORAY, AB55 5JS



BEAUTIFUL THREE-BEDROOM DETACHED BUNGALOW
LOCATED IN A MODERN HOUSING DEVELOPMENT



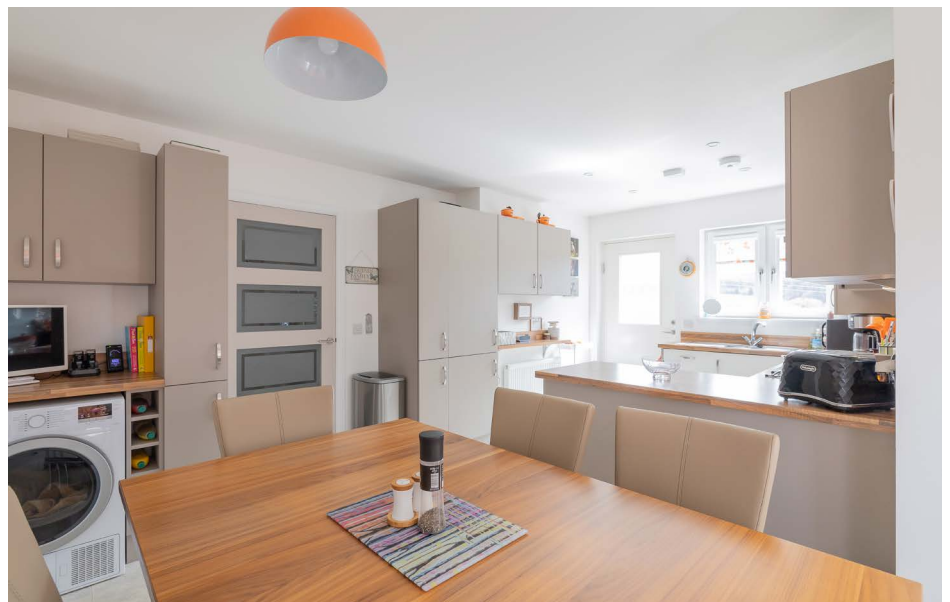
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16 SELLAR CRESCENT

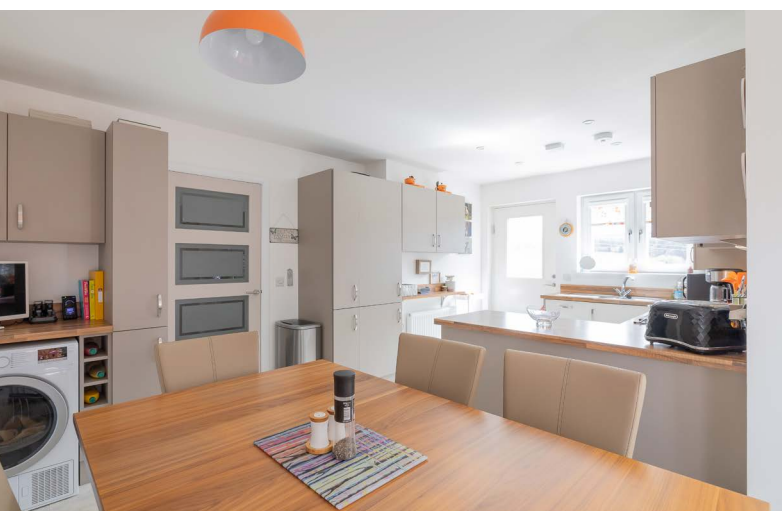
McEwan Fraser Legal is
delighted to offer a rare
opportunity to purchase this
beautiful three-bedroom
detached bungalow
located in a modern
housing development on
the eastern boundary of
Keith with great views of the
countryside.

the hallway



kitchen/diner

The accommodation comprises an entrance hallway and a spacious kitchen/diner. The kitchen is complete with a electric hob and electric double oven, fridge (standalone), and dishwasher – all integrated. There is a large associated family dining area set against a beautiful Bay window plus a small utility with sink and Tumble/dryer washing machine and a door leading to a fully enclosed rear garden.



the lounge



the bedrooms



Returning inside - the hallway leads to three bedrooms (two with fitted wardrobes) with the main bedroom benefiting from an en-suite double shower. A comfortable family lounge and separate tiled family bathroom complete the accommodation on offer.





the bedrooms





the bathroom





Although the loft is not
floored it offers excellent
storage/development
potential. This modern fresh
bungalow has been finished
to the highest standards
and sits towards the end of
a quiet cul-de-sac, which
benefits from modern
gas-fired central heating
and double-glazing. This
bungalow would make an
excellent family home or
buy-to-let investment.

the garden



The front garden has a two-car driveway leading to a large garage. And this is offset by an area of lawn. The large rear garden is fully enclosed and is also laid to lawn with an extended stone patio and large garden shed. There are superb unrestricted views to the rear out on to the Moray countryside.





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.40m (17'9") x 4.10m (13'5")
Lounge	4.80m (15'9") x 3.70m (12'2")
Bedroom 1	4.80m (15'9") x 3.50m (11'6")
En-suite	2.40m (7'10") x 2.00m (6'7")
Bedroom 2	3.70m (12'2") x 3.50m (11'6")

Bedroom 3	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 96m²

EPC Rating: C





The busy town of Keith is situated in a rural North East location surrounded by Scotland's Famous Malt Whisky Trail. Keith the surrounding villages, and hamlets were built to house the workers of the nearby mills & distilleries that are part of the Speyside Malt Whisky Trail. The town has three distilleries Strathmill, Glen Keith and Strathisla distillery, one of the oldest in the Highlands.

Keith is a busy town with a population of around 4700 situated on the main road and rail route between Inverness and Aberdeen. It can also boast a local steam train and station that runs to Dufftown known as the Whisky line. The area has numerous leisure facilities including, swimming

pool, golf course, outdoor bowling green, there are several significant fishing rivers a short drive from this property 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. Keith is connected by a comprehensive bus and rail network.

Easy access onto the A95 & 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.

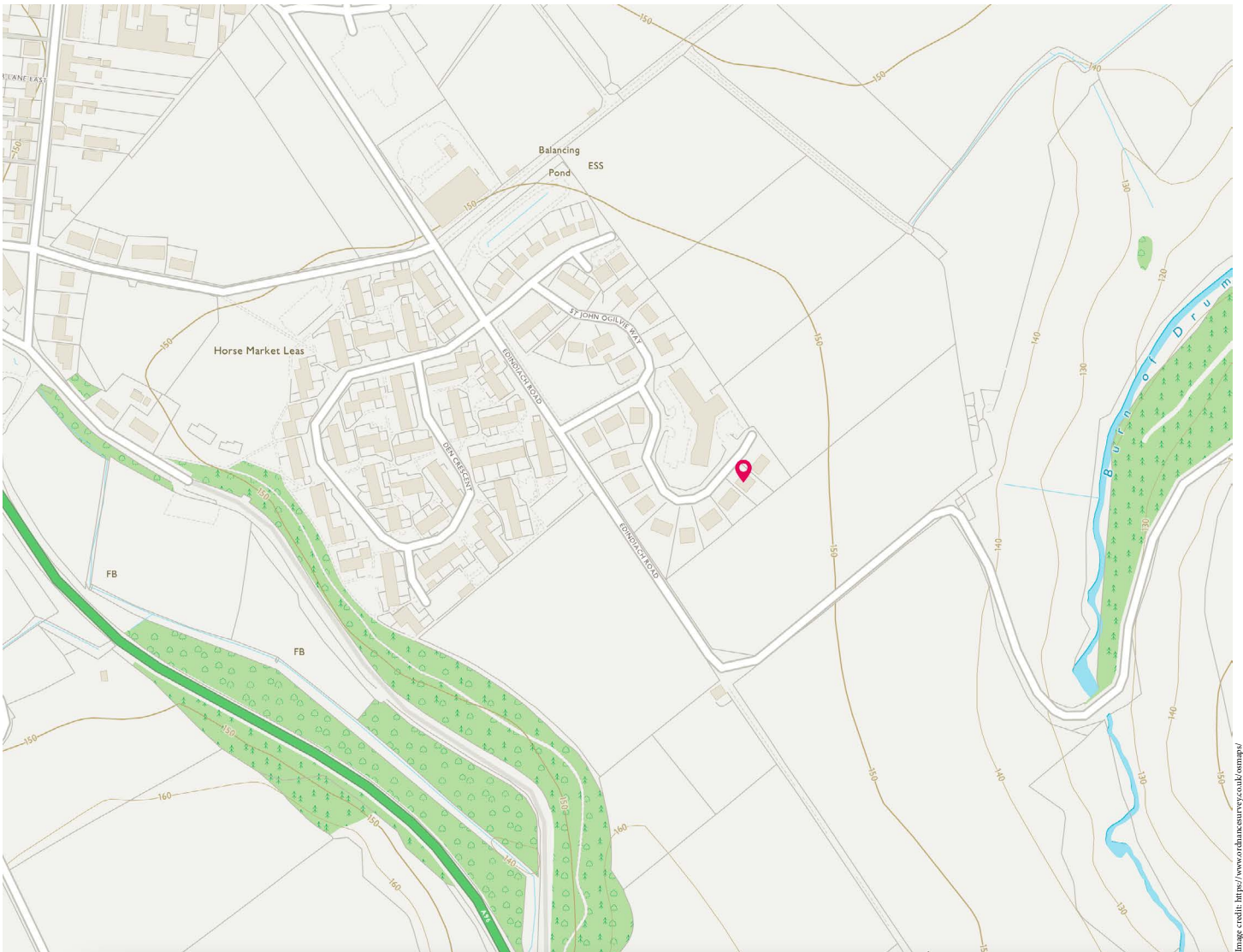


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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