

26 Reidhaven Square

KEITH, AB55 5AB



A rare opportunity to acquire a superbly positioned traditional property fully modernised in Reidhaven Square, Keith



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McEwan Fraser Legal is delighted to present this modernised, two-bedroom traditional stone and slate mid-terrace house. Located on the northern side of the impressive Reidhaven Square in Keith, within 5 minutes walk from Cuthill Park. The property is beautifully presented in a traditional style with a modern flavour. Inside, the simple layout of the property is its strength.

THE LOUNGE



Enter via the front door to a comfortable hall with stairs to the first floor. The entrance hall has a small cupboard perfect for outdoor clothes and shoes. The comfy family lounge carpeted with views onto Reidhaven Square is to the right.

THE KITCHEN/DINER



On the left is the hub of the property, the kitchen diner, which leads to a small sunroom and the rear garden. The oak facia kitchen is a medium-sized, well-equipped modern kitchen with a ceramic hob, electric oven under the counter, washer/drier, and fridge/freezer. The floor is carpet, with a tile splashback surround, a cooker hood with excellent storage capacity, and a breakfast bar plus a small dining area. Through the kitchen is the sun room.



THE SUNROOM



THE BATHROOM



The family bathroom with shower over bath full height splashback and storage cupboard completes the ground floor.



The stairs lead to the two double bedrooms from the hall, as is standard with these traditional properties; the main bedroom is slightly larger; both have storage and dormer windows overlooking Reidhaven Square. The upper landing also has a sizeable storage cupboard which houses the water tank.

BEDROOM 1



BEDROOM 2



In addition to this, the property has a large enclosed rear garden which comprises a stone patio, a vegetable patch stone path and a large lawn area. There is no garden to the front—the property benefits from Gas CH and double glazing.

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EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

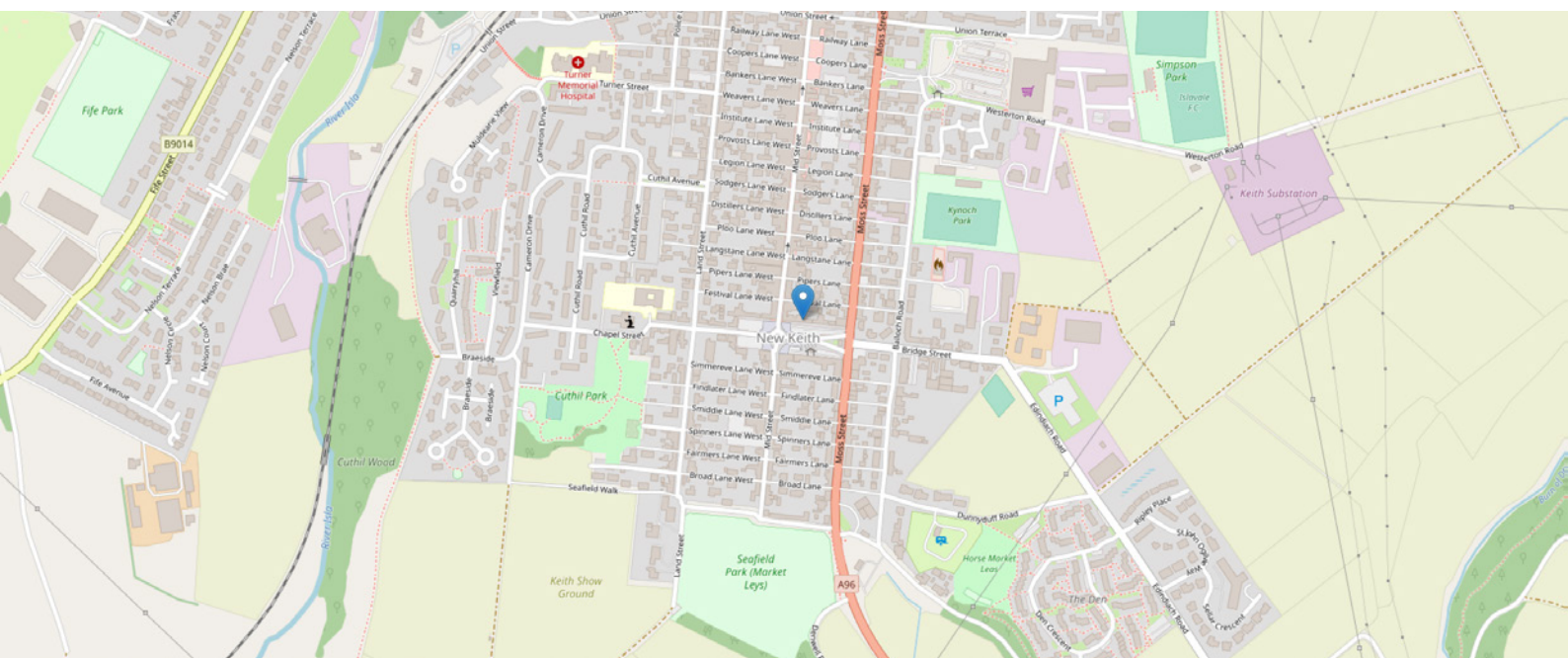


Approximate Dimensions
(Taken from the widest point)

Lounge 4.60m (15'1") x 3.60m (11'10")
 Kitchen/Diner 4.60m (15'1") x 3.30m (10'10")
 Sun Room 2.60m (8'7") x 1.80m (5'11")

Bathroom 3.00m (9'10") x 2.30m (7'7")
 Bedroom 1 4.60m (15'1") x 2.80m (9'2")
 Bedroom 2 4.60m (15'1") x 3.70m (12'2")

Gross internal floor area (m²): 101m²
 EPC Rating: D



THE LOCATION

The small town of Keith is a North East market town at the start of Scotland's Famous Malt Whisky Trail. Most likely, the surrounding villages were built to house the workers of the nearby mills and distilleries of Speyside.

The town is home to three distilleries Strathmill, Glen Keith and Strathisla distillery, one of the oldest in the Highlands. Keith (pop. 4700) is a busy town on the main road and rail route between Inverness and Aberdeen.

Keith also boasts a local steam train and station that runs to Dufftown.





The area has numerous leisure facilities, including a swimming pool, links golf course, and outdoor bowling green; several rivers a short drive from this property are renowned for their trout and salmon fishing. There are multiple local shops, restaurants, cafés, pubs, a major supermarket, an NHS health centre, and a hospital. Primary and secondary schooling is also available within the town. A comprehensive East Coast bus and rail network operate 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 transport services, with national and international flights from Aberdeen Dyce and Inverness Dalcross Airports.



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