

7 St. John Ogilvie Way

KEITH, MORAY, AB55 5LA



*DESIRABLE RESIDENTIAL LOCATION, A SHORT DISTANCE
TO ALL AMENITIES AND THE RAILWAY STATION*



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Number 7 St John Ogilvie Way is a spacious two-bedroom semi-detached bungalow that was completed in 2017, part of a new scheme of similar houses, architecturally built and completed by renowned local builders to the highest of standards.

Offering spacious living accommodation over a single level with superior fittings and furnishings, fresh neutral decor throughout. Further benefiting from full UPVC double glazing and gas central heating. This is a must-view, and the only way to appreciate the location of this bungalow and the potential that the gardens offer.

The accommodation comprises from the side of the property, access to the welcoming hall which in turn leads to all other accommodation, dining kitchen is fitted with multiple wall and base mounted units with some integrated appliances. A large lounge with a bay window to the front of the property is flooded with natural light, two double bedrooms, both have fitted wardrobes, with a three-piece family bathroom with a shower over the bath complete the accommodation.



Living Room







Bedroom 1

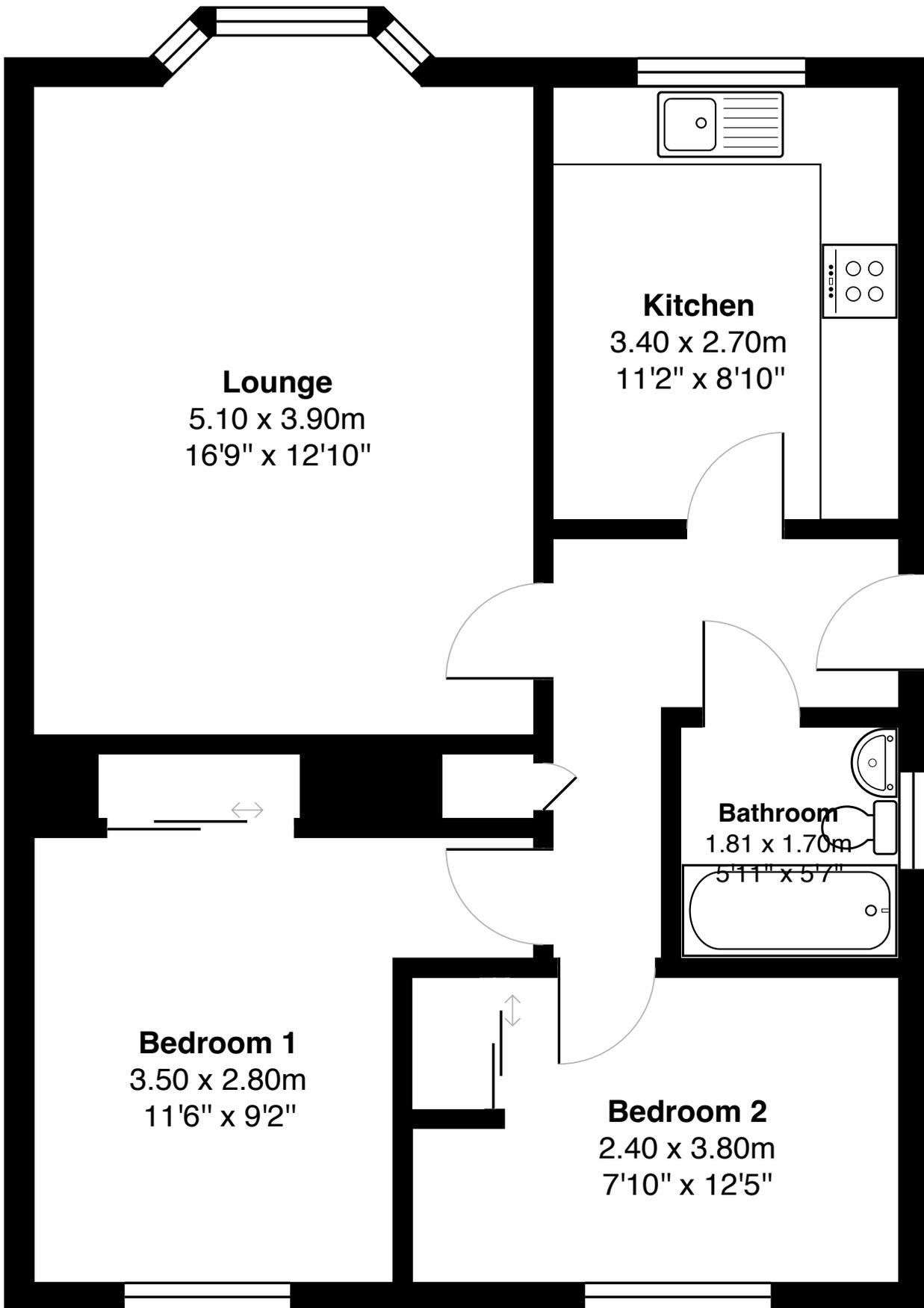




Bedroom 2







Gross internal floor area (m²): 64m²

EPC Rating: C

Off-street parking is available for multiple vehicle types, at the front of the property on a recently laid decorative stone chip garden, or the side of the property on an extensive tarred drive. A gated side entry to the property allows access to the extensive garden, which has a high wooden boundary fence along its perimeter, laid mostly to lawn with seasonal plants, and shrubs. A further fenced area within the garden is a secure and safe area for children and pets alike and is the perfect spot for some alfresco dining, enjoying the sun and entertaining.

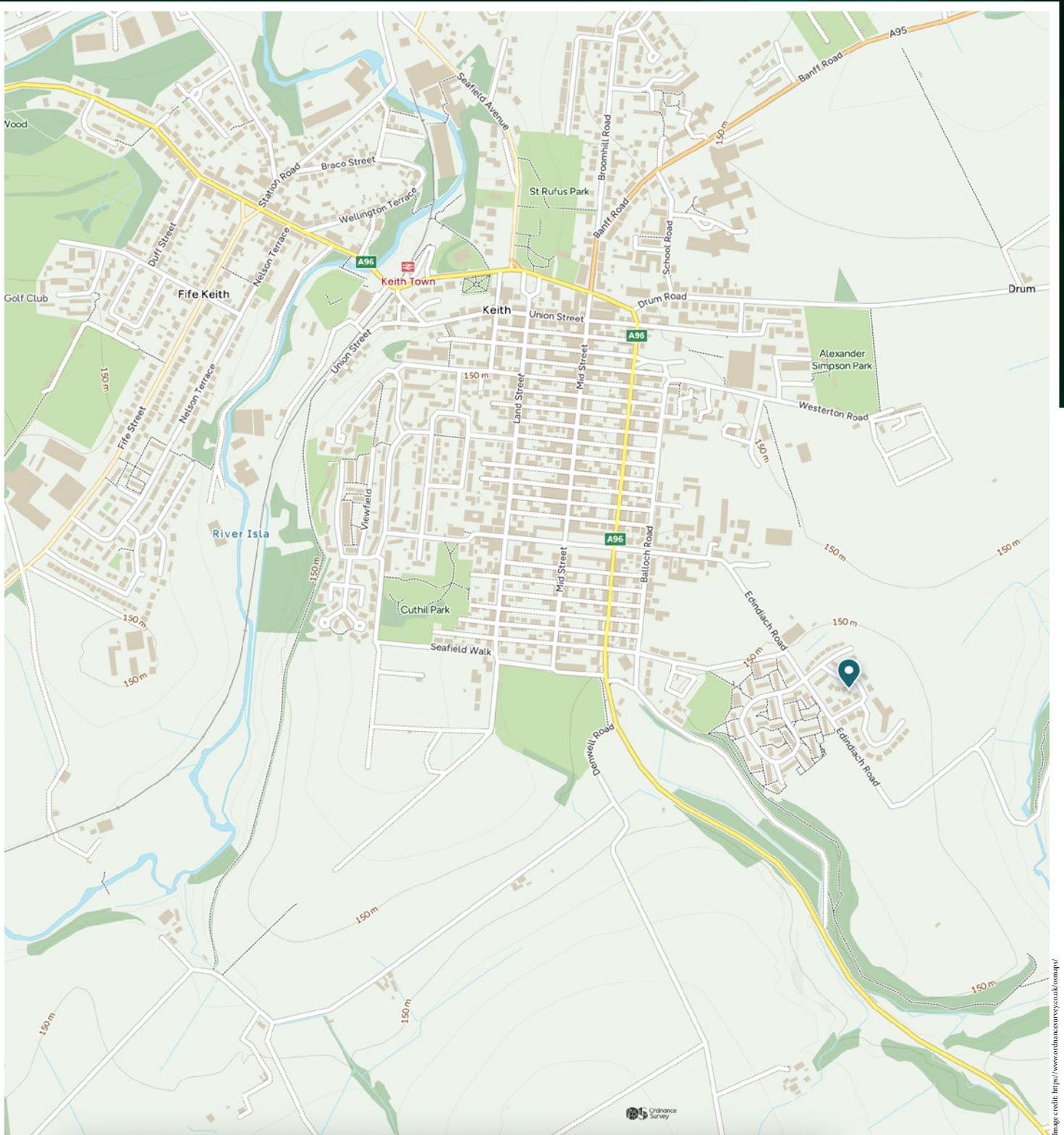




The busy town of Keith is situated in a stunning North East location at the start of Scotland's Famous Malt Whisky Trail. Keith and the surrounding villages and hamlets were most likely built to house the workers of the nearby mills and distilleries that are located in the heart of the Speyside Malt Whisky Trail. The town is home to 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, a 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. In the town, 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 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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