




McEwan Fraser Legal
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Flat 1, Regent House

REGENT STREET, MORAY, KEITH, AB55 5EU



The busy town of 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, 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, 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.

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.

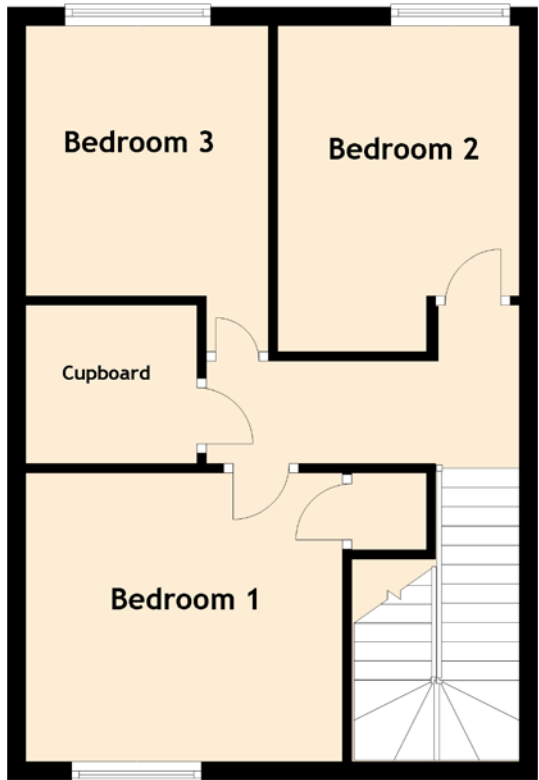
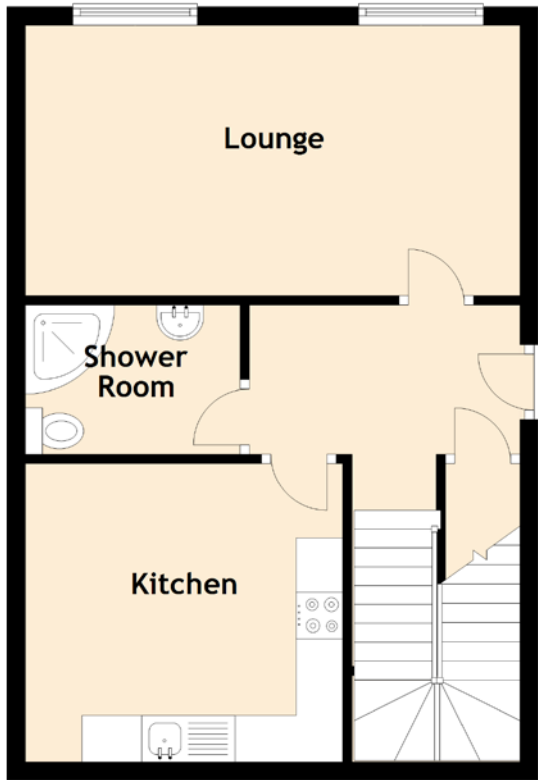
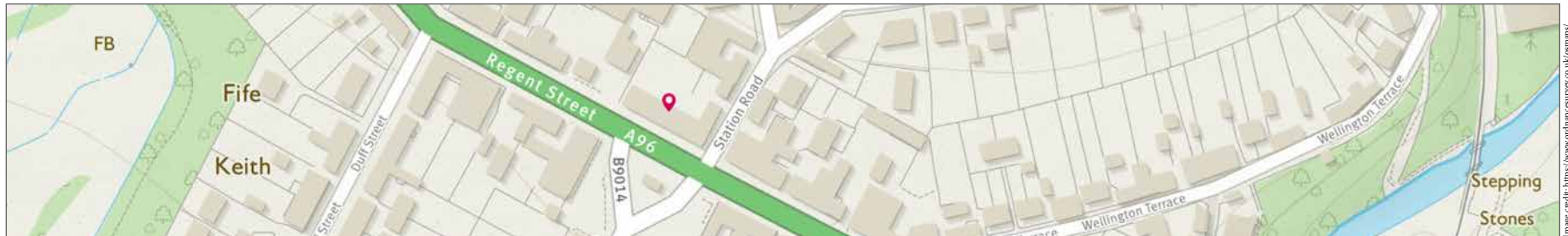




Number 1 Regent Street is a spacious three bedroom end terrace dwelling and forms part of a historic old building. Located at the west side of the town, in a popular area close to all amenities and main transport links. Offering spacious living accommodation over two levels, the present owners have modernized and upgraded when and where necessary. The property is presented to the market with generous room sizes decorated in a fresh neutral tone with part double glazed windows and gas central heating. A fantastic opportunity for the first time buyer, a young family or a great investment as a buy to let..

The property comprises; Hallway leading to all other accommodation. Spacious lounge to the front of the property dining kitchen with multiple units and contrasting worktops, large walk in storage cupboard under stairs, three piece family sower room, on the first floor there are a three double bedrooms. In addition, there are ample storage cupboards throughout the property.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 2.90m (9'6")
Kitchen	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	3.50m (11'6") x 2.60m (8'6")
Shower Room	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m²): 86m²

EPC Rating: D



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