




McEwan Fraser Legal
Solicitors & Estate Agents
01542 280 444

38 Mid Street

KEITH, AB55 5AH

Keith

AB55 5AH

Mid Street is situated in a quiet and established residential area of Keith which 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 and 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 North East town with a population of around 5000, it is situated on the main A96 road and rail route between Inverness and Aberdeen. 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 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 services, with national and international flights being provided by Aberdeen Dyce and Inverness Dalcross Airports.





38 Mid Street

KEITH, AB55 5AH

This spacious end terraced dwellinghouse would be ideal for a growing family, the accommodation is over three floors and offers flexible living space to suit various family needs. Ideal for those looking to be near the towns nearby amenities and facilities. The property benefits from new fully fitted carpets, fixed flooring, and a recently upgraded luxury family shower room with complimentary tiling.

Briefly, the accommodation consists of an entrance to the hallway, main lounge with dual aspect windows and feature wood-burning stove, kitchen with dual aspect windows and good space for dining. The first floor has two double bedrooms with built-in storage. The second floor has two further bedrooms, a box room and a storage cupboard which houses the gas boiler. The property benefits from excellent storage on all levels.

The enclosed rear garden is partially laid to lawn and includes a small pond with a bridge, there are areas of hard landscaping with a mixture of plants and shrubs. Ideal for outside entertainment. In addition, there is a wooden shed which provides outside storage and a detached single garage with electricity which is accessed via a side lane.

Viewings are highly recommended and by appointment only.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.90m (12'10")
Kitchen	5.60m (18'4") x 2.60m (8'6")
Office	1.80m (5'11") x 1.50m (4'11")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	3.90m (12'10") x 2.80m (9'2")
Bedroom 3	5.80m (19') x 2.60m (8'6")
Bedroom 4	3.70m (12'2") x 3.20m (10'6")
Bathroom	3.30m (10'10") x 2.40m (7'10")

Gross internal floor area (m²): 112m² | EPC Rating: D

Extras (Included in the sale): Fixed floor covering and wooden blinds. The property benefits from gas central heating and double glazing.

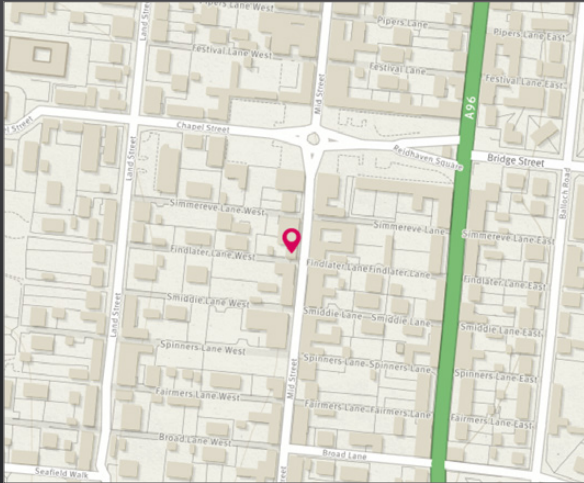


Image credit: <https://www.danmurray.co.uk/maps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer