



  
**McEwan Fraser Legal**  
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**Rinnesview**  
MORAY, KEITH, AB55 6RJ





# KEITH

"Rinnesview " is set back just off the A96 and approximately 4 miles equidistant to the thriving towns of Fochabers to the north-west and Keith to the south-east and is easily commutable to the major employment areas of Keith, Fochabers and Elgin. The little hamlets around this area and some of the property's date back from the early 18th century, and were probably built to home the workers of the nearby mills & distilleries that are located in the heart of the Speyside Malt Whiskey Trail.

The closest town of 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. The town is also the starting point of the Scottish Malt Whiskey Trail with Keith having three distilleries 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. Within both towns there are multiple local shops, restaurants, cafés, pubs with a Major supermarket in Keith, both towns have highly regarded primary and secondary schooling. A comprehensive bus network operates through both towns. Easy access onto the A96 & A95 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.



# RINNESVIEW

"Rinnesview " is a spacious 5 bedroom detached property located in a rural location and offers spacious living accommodation over two levels. The current owners have maintained and upgraded to an exceptional standard with the property further benefiting from recent part redecoration and newly fitted floor coverings and full double glazing. The property is presented to the market with generous room sizes in a superb walk in condition. A fantastic family home that would suit the extended family or the young family with room to grow. Early viewing is highly recommended.

The property comprises; hallway leading to all other accommodation. Spacious lounge with picture window and multi-fuel stove, the open plan kitchen to the formal dining area has multiple wall and base mounted units with contrasting wooden worktops, utility room leads to the rear porch and garden, bedroom 4/reception room 2 with separate stairway to bedroom 3, the huge master bedroom with dual aspect windows and a family shower room complete the ground floor. A carpeted staircase leads to two spacious double bedrooms and a modern centrally located family bathroom. In addition, there are multiple storage cupboards throughout the property.

To the front of the property an ungated driveway allows parking immediately in front of the property and leads to the huge outbuilding where there is further parking, the outbuilding has power & light, a stone built wall borders the property and garden which is laid mostly to lawn with sporadic planting of shrubs and plants. A large patio area to the rear of the property is private and perfect for alfresco dining, enjoying the sun and entertaining.







# SPECIFICATIONS

## Floor Plan, Dimensions and Location

Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	4.40m (14'5") x 2.50m (8'2")
Utility	3.20m (10'6") x 2.50m (8'2")
Sun Room	3.50m (11'6") x 2.50m (8'2")
Master Bedroom	6.20m (20'4") x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	4.80m (15'9") x 3.50m (11'6")
Bedroom 3	4.90m (16'1") x 2.90m (9'6")
Bedroom 4	4.50m (14'9") x 2.90m (9'6")
Shower Room	1.60m (5'3") x 1.60m (5'3")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²) - 186m²

EPC Rating - D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings are included in the sale

Services: Mains electricity, drainage via septic tank, water and mains gas on combi boiler

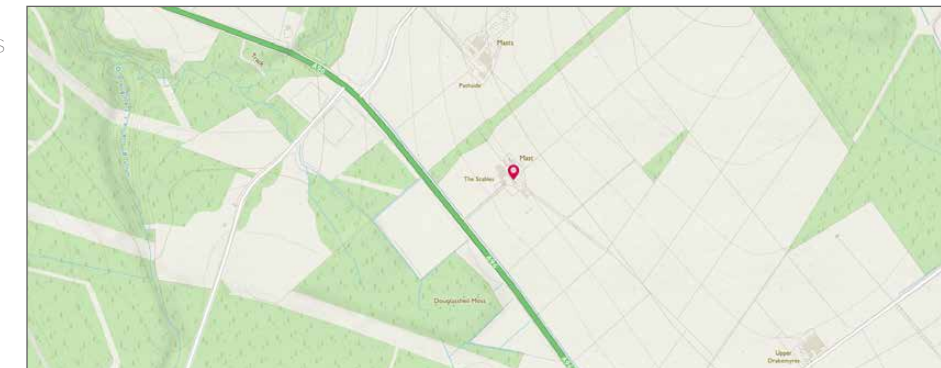
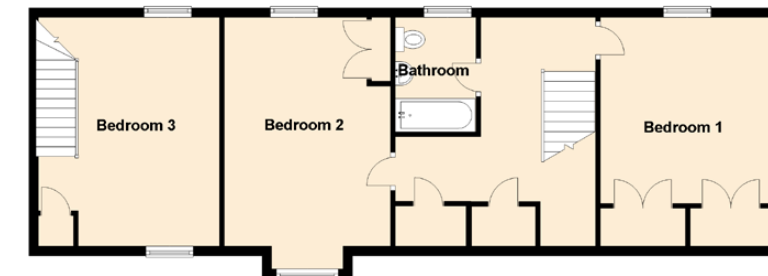


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