



*AN IMMACULATE FOUR-BEDROOM
DETACHED VILLA*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase Nearhame, an immaculate four-bedroom detached villa with a sizeable exterior workshop, on a plot of circa one-acre on a quiet road near Crossroads the Grange, Keith.



The accommodation comprises an entrance vestibule leading to the hall where all accommodation is accessed. A comfortable and spacious family lounge with an adjoined U-shaped sunroom with a door to the front of the house.





The home's focal point is the L-shaped Kitchen/family room with a breakfast bar. The family room has a snug sitting area with a cosy multi-fuel boiler stove.

The modern breakfast bar kitchen offers genuine utility:

- A supplementary preparation island/breakfast bar
- An informal dining area
- The Rangemaster is a six-burner gas hob with an electric double oven and a cooker hood
- Patio doors to the rear garden

A good-sized utility room off the kitchen offers additional storage, a sink, a washing machine, and a tumble drier space. There is a door to the double garage and a further convenient shower room.







There are four double bedrooms, all featuring built-in storage. The master bedroom has double wardrobes and an en-suite with a full-width shower cubicle with marble effect white splash-back. The family bathroom, has an open double rain shower, a modern suite and a grey splash-back. The hall benefits from sizeable hall cupboard storage.



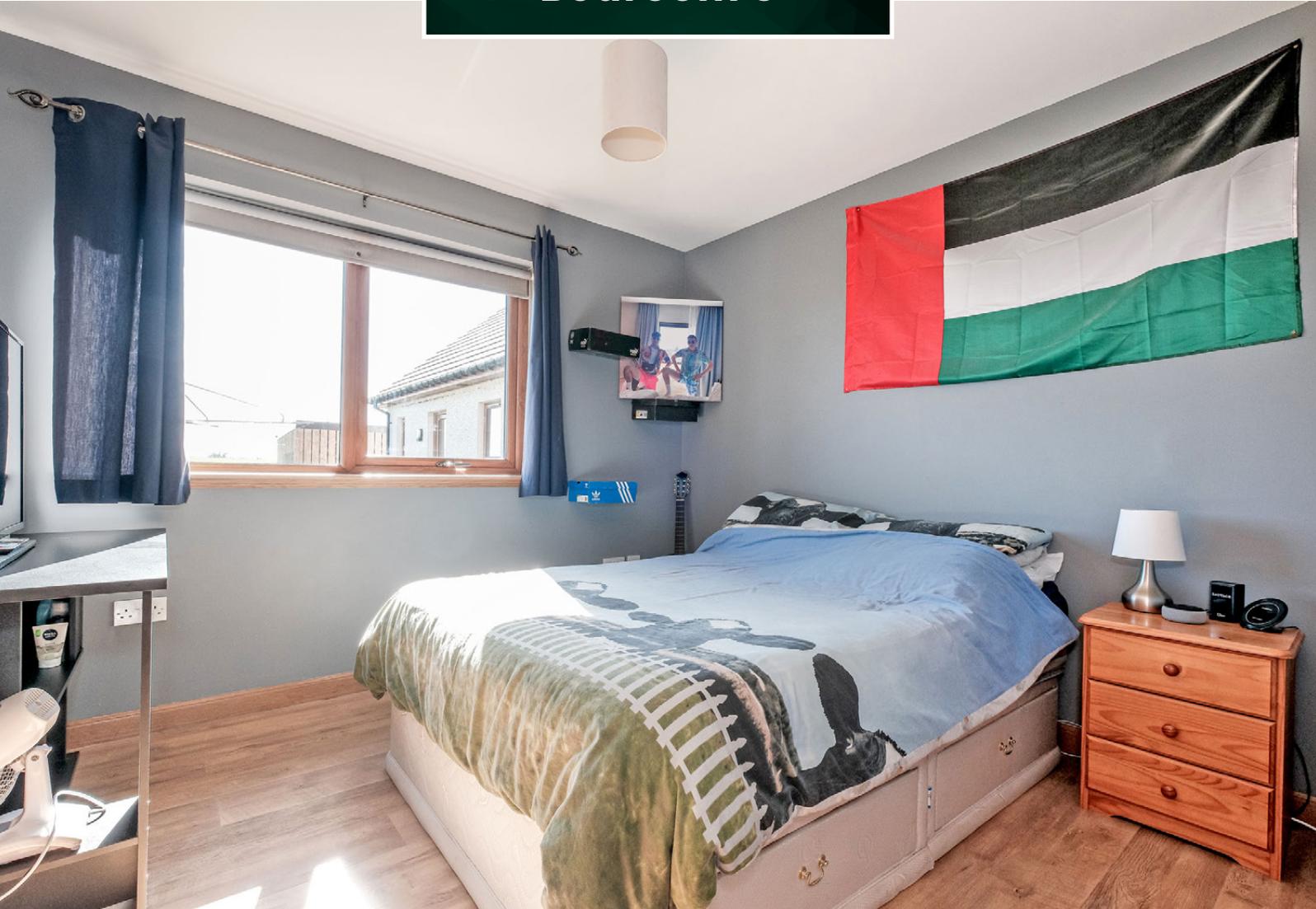


Bedroom 2





Bedroom 3



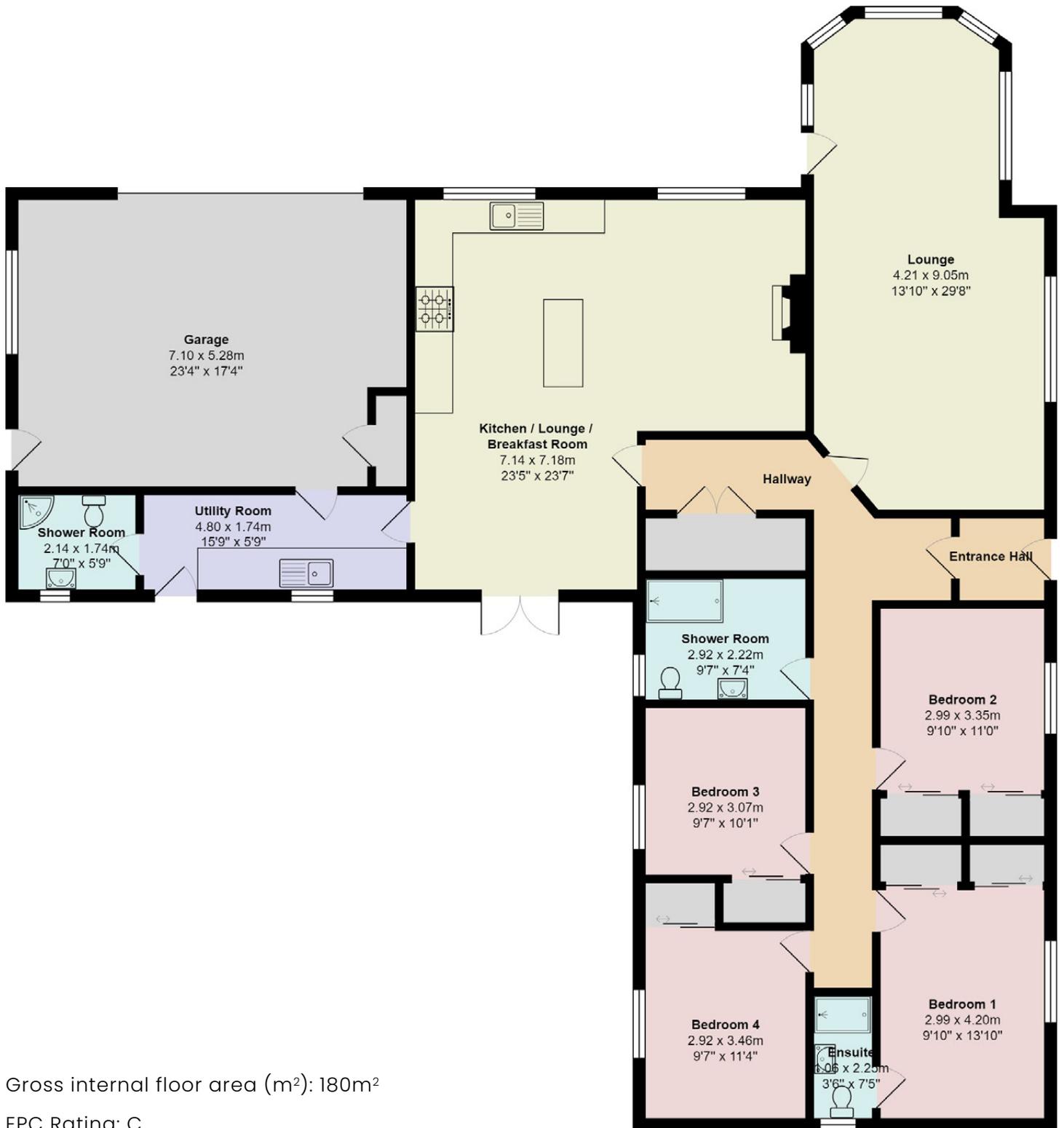


Bedroom 4









Gross internal floor area (m²): 180m²

EPC Rating: C

Floor Plan



The front of the house has a sizeable stone-chipped parking area for multiple cars; the driveway leads to the huge double garage. The garden lawn then wraps around the bungalow from the front to the rear. Additionally, to the property's side is a superb extensive workshop/woodshed. There is also a stand-alone vegetable plot and ample external storage areas.

There is scope to develop the property into the roof space with attic trusses and a partially floored loft. The garden is vast by any standard, offering a safe and private space for pets and children. Moreover, the property has its own wireless Broadband (small mast on the property) 40mb free Broadband with additional capacity possible.

This spacious high-calibre modern property has been finished to the highest standards, sits discretely on a sizeable plot, and further benefits from double-glazing, underfloor oil-fired heating, which works in conjunction with the boiler stove. This villa would make an ideal family home with space to grow.







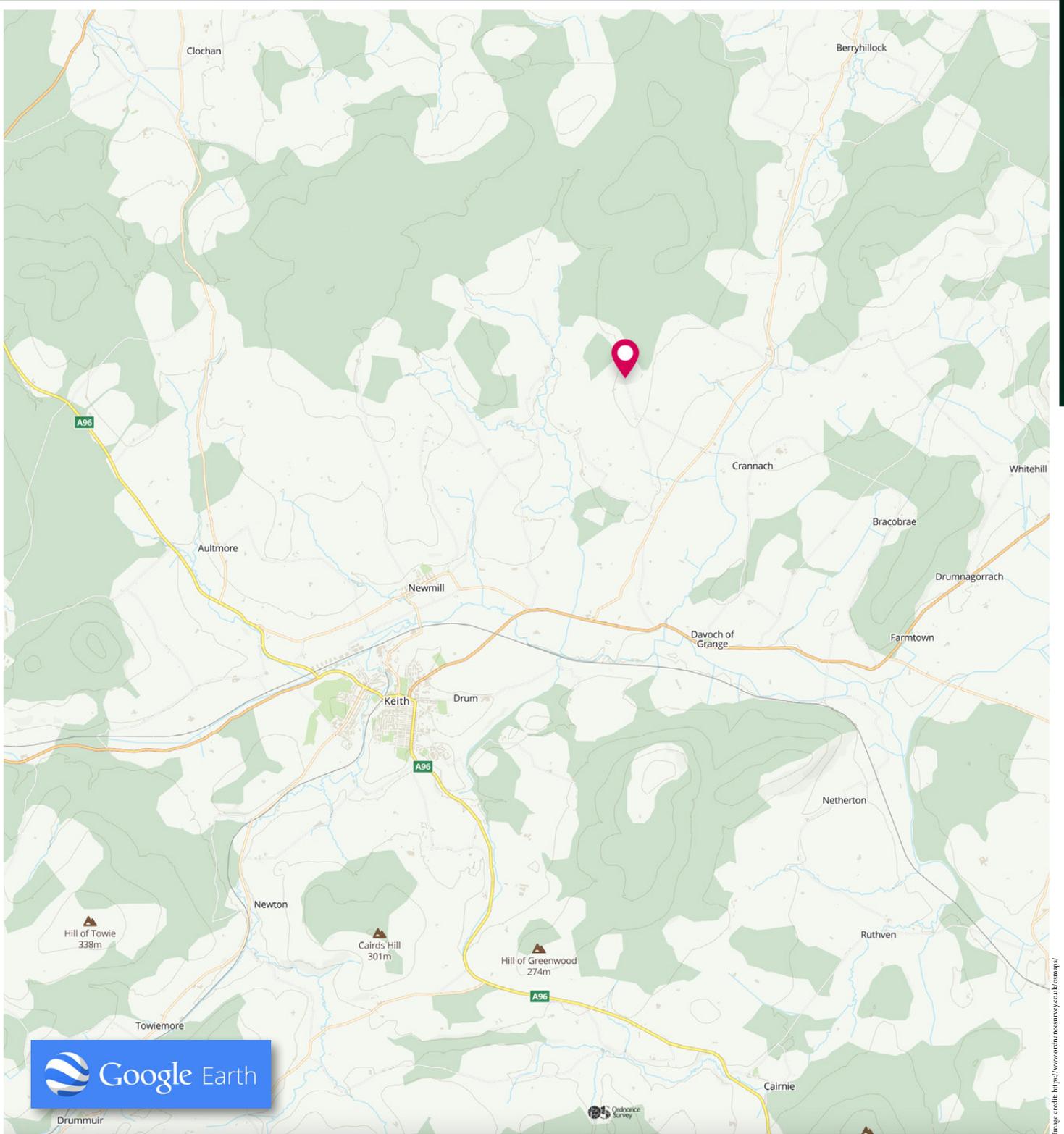
Nearhame has outstanding elevated views across beautiful rural farmland. The property is only 6 miles from Keith and 11 miles from the golden sand and surfing, which is to be found at Sandend on the World Heritage recognised Moray Coastline.

The busy town of Keith is situated in a rural Northeast location surrounded by Scotland's Famous Malt Whisky Trail. Keith has three distilleries, Strathmill, Glen Keith and Strathisla Distillery, one of the oldest in the Highlands. The area has numerous leisure facilities, including a swimming pool, golf course, and outdoor bowling green; there are several significant fishing rivers close by, which are renowned for their trout and salmon fishing. The town has multiple local shops, restaurants, cafés, pubs, a major supermarket, an NHS health centre and a Hospital. Primary and secondary schooling is also available.

A comprehensive bus and rail network connects Keith. Easy access to 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.

The Location





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Exchange
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THE SUNDAY TIMES
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Text and description
SCOTT MARSHALL
 Surveyor



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