



F I F E S T R E E T

DUFFTOWN, KEITH, AB55 4AL


McEwan Fraser Legal
Solicitors & Estate Agents

3 FIFE STREET

DUFFTOWN, KEITH, AB55 4AL

A very unique opportunity has arisen to purchase a fantastic well placed small business retail unit positioned in a location with an excellent level of footfall.

The unit is incredibly versatile, with a fitted kitchen, new WC, front and back doors as well as plenty of storage. This unit could be used for just about anything.

In more detail, 861 square feet of space divided into - one main shop floor to the front, kitchen, toilet and storage area with a full central heating system presents this unit with a plethora of choices for its next owner. Located within a well-established area in the Town Centre.

Early viewing recommended.

Tenure: Freehold

Services: Gas, electric and water are all mains serviced.





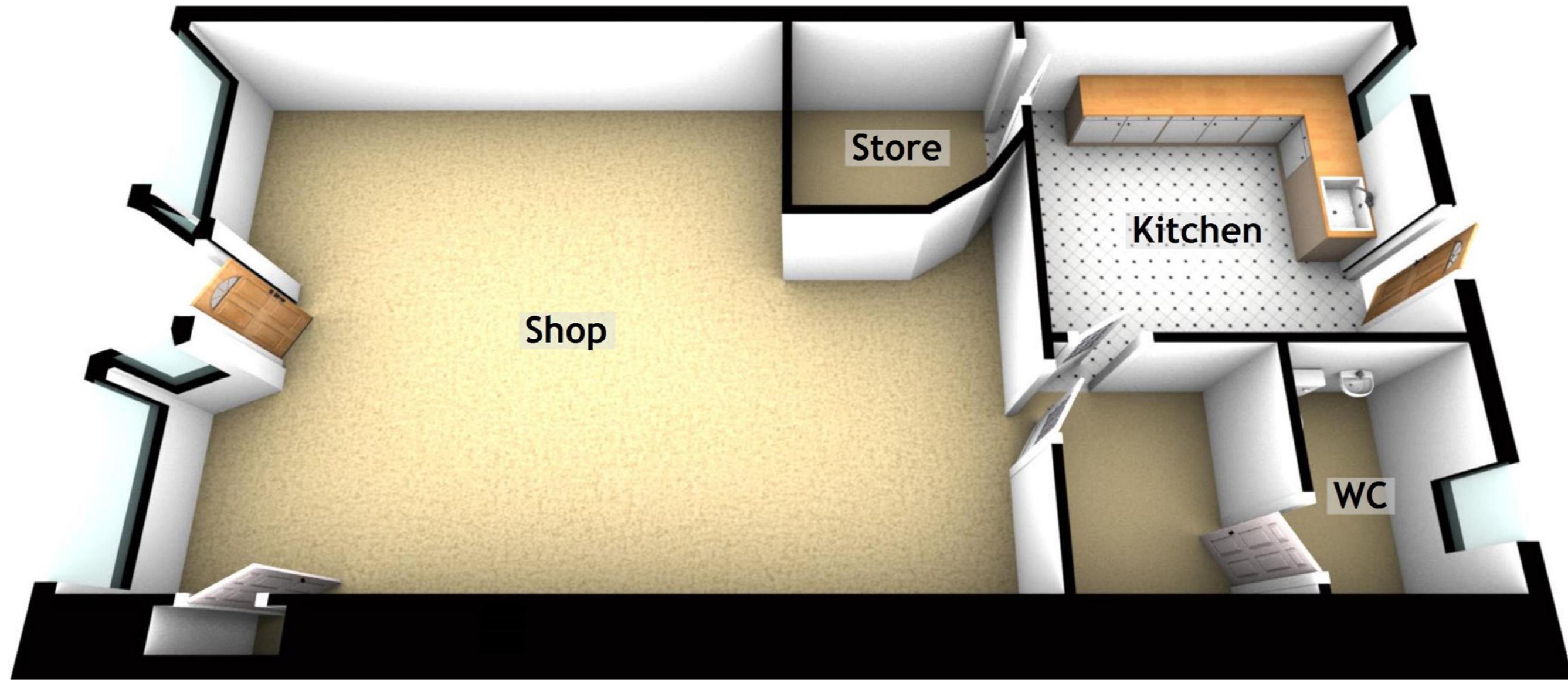
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*A FANTASTIC WELL
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”







FLOOR PLAN & SIZES

FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Shop	8.70m (28'7") x 5.90m (19'4")
Kitchen	3.90m (12'10") x 3.50m (11'6")
WC	2.30m (7'7") x 1.60m (5'3")

FIFE STREET

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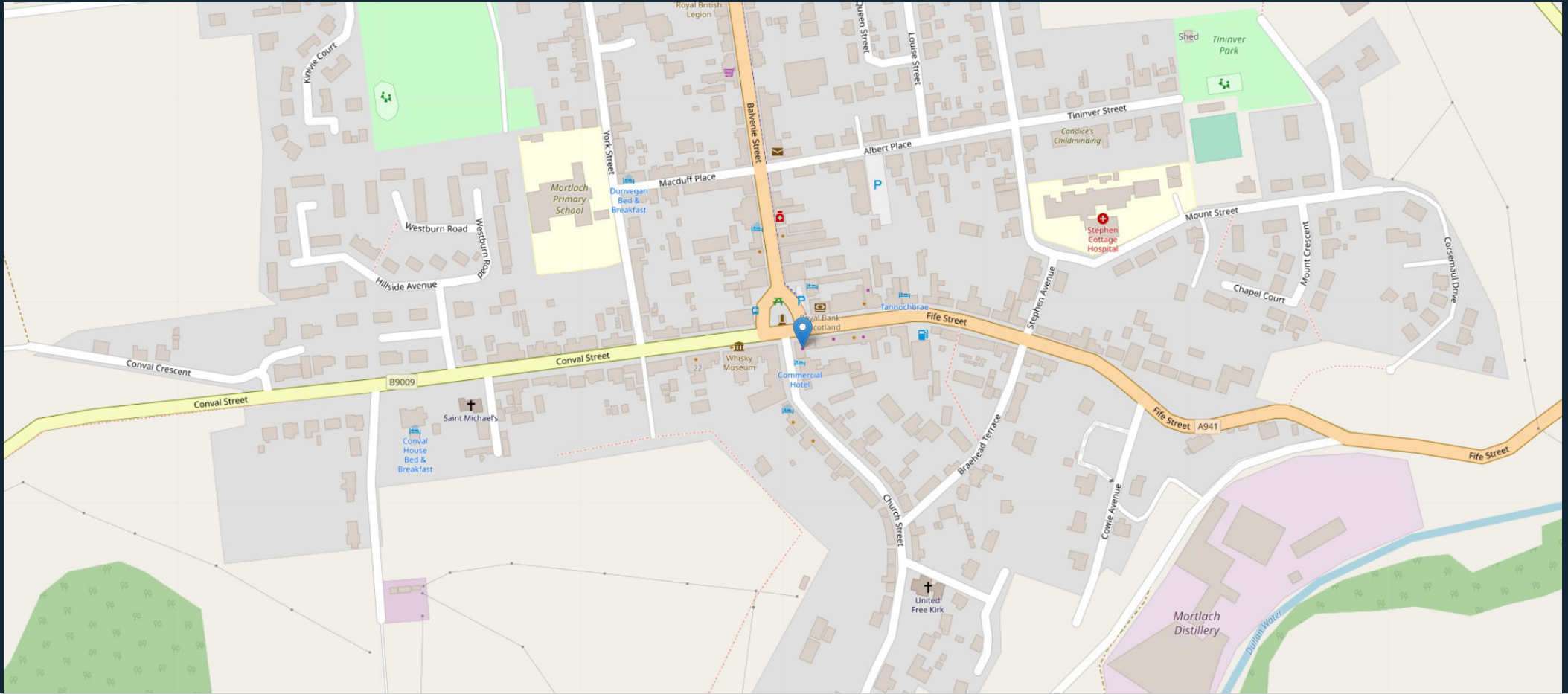
The historic town of Dufftown is situated in the heart of one of the most stunning areas of east Scotland known as Malt Whisky Country and is a superb base from which to enjoy the host of activities and attractions that are renowned in this area.

The Cairngorm National Park is on your doorstep which is known as the outdoor capital of the UK. Within easy reach are the stunning beaches of the Moray Firth where you can find yourself completely alone with acres of sand to explore, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds. Enjoy the popular Castle Trail and the world's only Malt Whisky Trail. There is a range of sporting facilities, including shooting, salmon and trout fishing on the rivers Deveron, Findhorn and the world-famous River Spey. The nearby mountains provide opportunities for hill walking and skiing with renowned golf courses in Banff, MacDuff, Dufftown and Keith to name but a few.

All the normal facilities one would expect from a vibrant country town are available, including an NHS health centre, small shops, Post Office, restaurants and supermarkets. There are other facilities available including, eateries, pubs and hotels, all of which add to the appeal of the area which is frequented by numerous visitors, especially during peak seasons.







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