

Balnamoan Cottage

CROSSROADS, THE GRANGE, KEITH, AB55 6ND



The entire property extends to about 3 acres and includes a mature garden and two small paddocks offering the potential to those with smallholding interests.



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Balnamoon Cottage is a delightful traditional dwelling with a substantial stone-built L-shaped steading, located in a peaceful and very private position near Grange. Likely to date from the early 1900s, the house is constructed from stone under a pitched slate roof and provides accommodation over two levels.

BALNAMOON COTTAGE



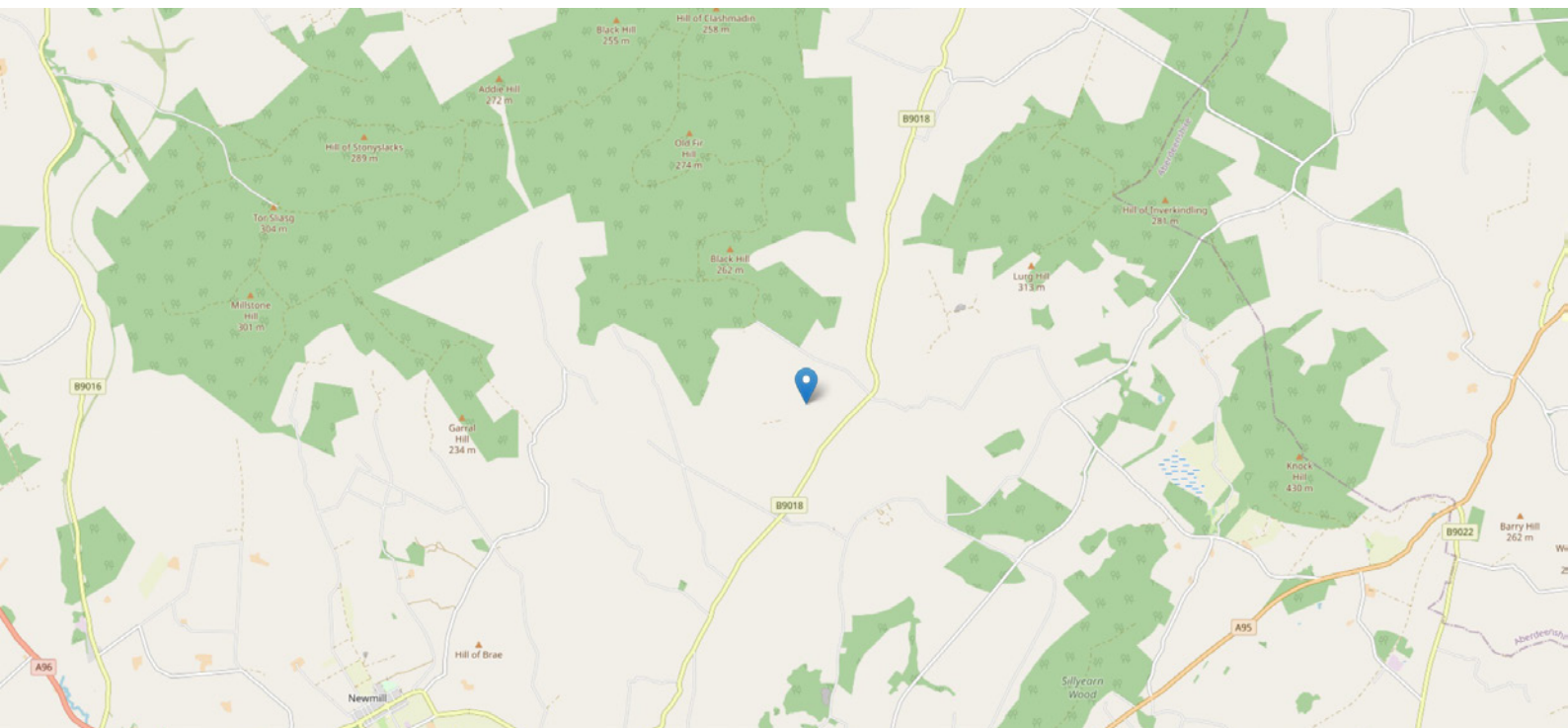
The cottage requires modernisation; however, it offers a blank canvas from which any new owner can create a desirable rural home. On the ground floor, a sunroom opens into the hallway, from where doors lead to a living room to the right and a dining room to the left. A hallway opens to a practical store room/pantry, rear vestibule, and utility. A family bathroom is located off the hallway, whilst a kitchen and an additional sitting room (currently used as a ground floor bedroom) complete the ground floor accommodation. On the first floor are two double bedrooms, a smaller single room, a WC, a store and the former maid's room. The house is double-glazed and is heated using electric wall-mounted heaters. The cottage has a mains electricity and water supply with a septic tank (installed circa 2020).



Externally to the rear of the house lies an attractive and substantial stone steading with various stores and byres. Recent significant groundworks and tree surgery have been undertaken, including drainage ditches and constructing a hardcore courtyard; the steading offers tremendous potential for further development (subject to obtaining all necessary consents). The entire property extends to about 1.2 ha / 3 acres and includes a mature garden, various mature trees and two small paddocks offering the potential to those with smallholding interests.



FLOOR PLAN, DIMENSIONS & MAP



THE LOCATION

Balnamos Cottage sits in a secluded position near the Grange Crossroads, about 5 miles northeast of Keith, in Moray. Keith offers a good range of amenities, including a variety of shops, a major supermarket, medical practice, hospital and A&E, primary and secondary schooling and is also host to the Keith Show, a popular agricultural event and an 18-hole golf course. The primary school at Grange Crossroads is about a mile from the house. Keith train station provides direct rail links to Elgin, Aberdeen and Inverness.





The historic city of Elgin offers a comprehensive range of shops and amenities, including supermarkets and excellent shopping, a range of leisure facilities and a hospital, whilst the surrounding area provides some highly regarded hotels, restaurants and historic local attractions. Moray is famous for its mild climate and has beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The region offers many leisure and sporting opportunities, including fishing and kayaking on the world-famous Spey and Findhorn rivers, skiing at the Lecht and Cairngorm ranges, and walking. To the southeast lies Huntly, whilst Aberdeen International Airport is about 50 miles away, offering regular domestic and international flights. Aberdeen is the energy capital of Europe, providing all the facilities one would expect from a cosmopolitan city, including excellent shopping and a superb choice of restaurants, galleries, sports facilities and theatres.



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