

28 Old Town

KEITH, MORAY, AB55 5GP



*TWO-BEDROOM SEMI-
DETACHED BUNGALOW*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 28 Old Town, a walk-in condition two-bedroom semi-detached bungalow with a sizeable garden and garage in Keith. It is situated in a quiet cul-de-sac with close access to Keith town centre and primary and grammar schools.

You enter the accommodation via a triple-aspect conservatory with laminate flooring, which leads to a hallway. On your left is a modern, well-equipped kitchen. The spacious kitchen has a ceramic hob, electric oven, washing machine, integrated fridge, combi oven and freezer. There is considerable additional storage, and a food preparation area with chic laminate flooring and space for a small dining table. Continuing clockwise is a comfortable carpeted family lounge with full-width windows ensuring a bright living space.

The Property



The Lounge



"...THE SPACIOUS KITCHEN HAS A CERAMIC HOB, ELECTRIC OVEN, WASHING MACHINE, INTEGRATED FRIDGE, COMBI OVEN AND FREEZER. THERE IS CONSIDERABLE ADDITIONAL STORAGE, AND A FOOD PREPARATION AREA WITH CHIC LAMINATE FLOORING AND SPACE FOR A SMALL DINING TABLE..."





There is a spacious double bedroom with a wardrobe plus an additional single cupboard. Bedroom two, a medium-sized double room with patio doors that open into the garden; bedroom two is being used as a formal dining room. A modern family shower room with excellent cabinet space completes the bungalow.

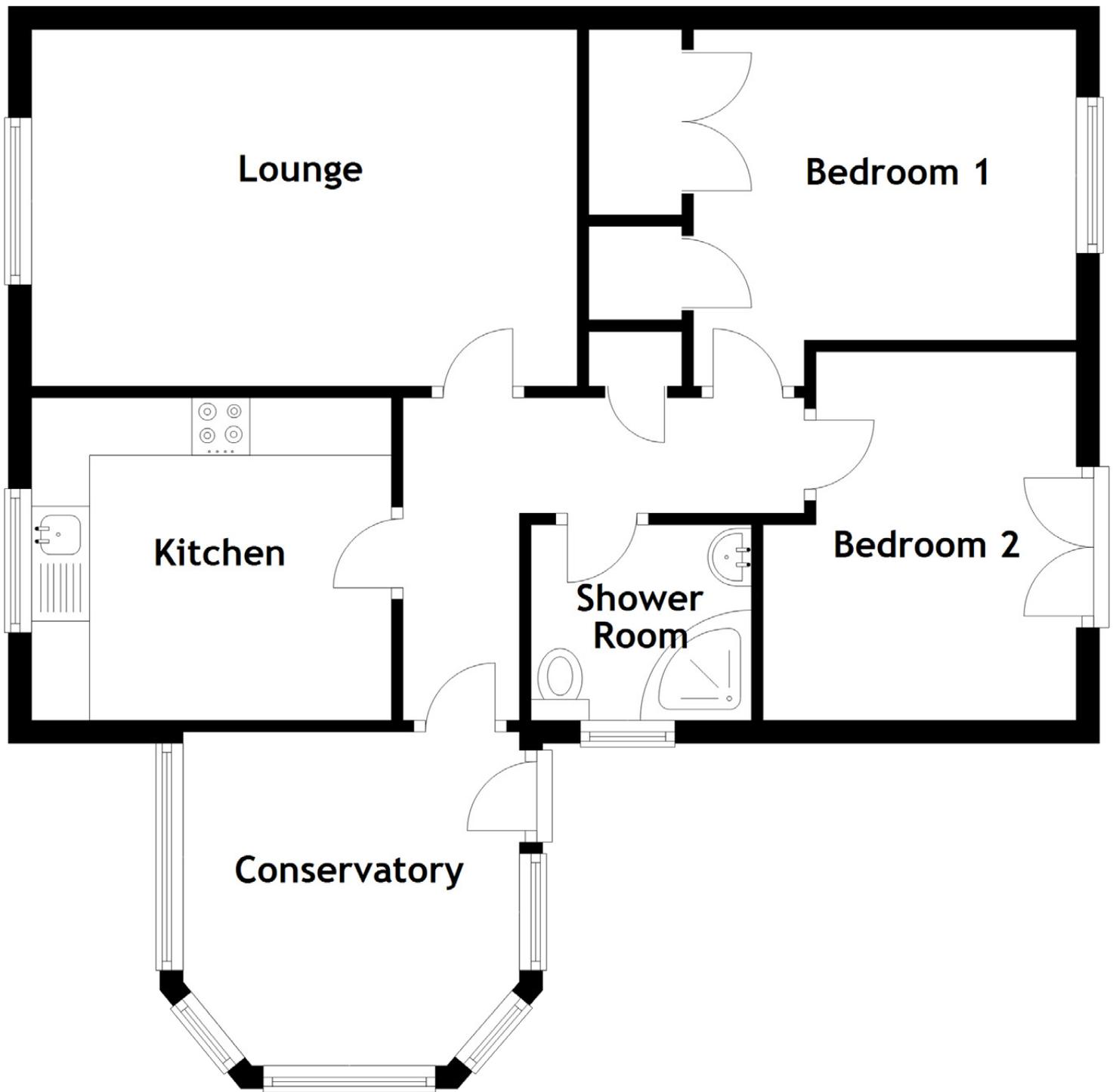




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.10m (10'2")	Shower Room	1.90m (6'3") x 1.70m (5'7")
Kitchen	3.10m (10'2") x 2.80m (9'2")	Gross internal floor area (m ²): 54m ²	
Conservatory	2.90m (9'6") x 2.90m (9'6")	EPC Rating: D	
Bedroom 1	3.30m (10'10") x 3.10m (10'2")		
Bedroom 2	3.20m (10'6") x 2.70m (8'10")		

To the side of the house is a spacious wooden garage with off-road parking. A mature hedge-lined rear garden comprised mainly of lawn with a small paved patio. The front garden is an easily manageable walled space.

This high-calibre modern property has been maintained to a high standard and offers all electric heating and double glazing. This peacefully located bungalow would make an ideal retirement home or first-time buyer's investment.



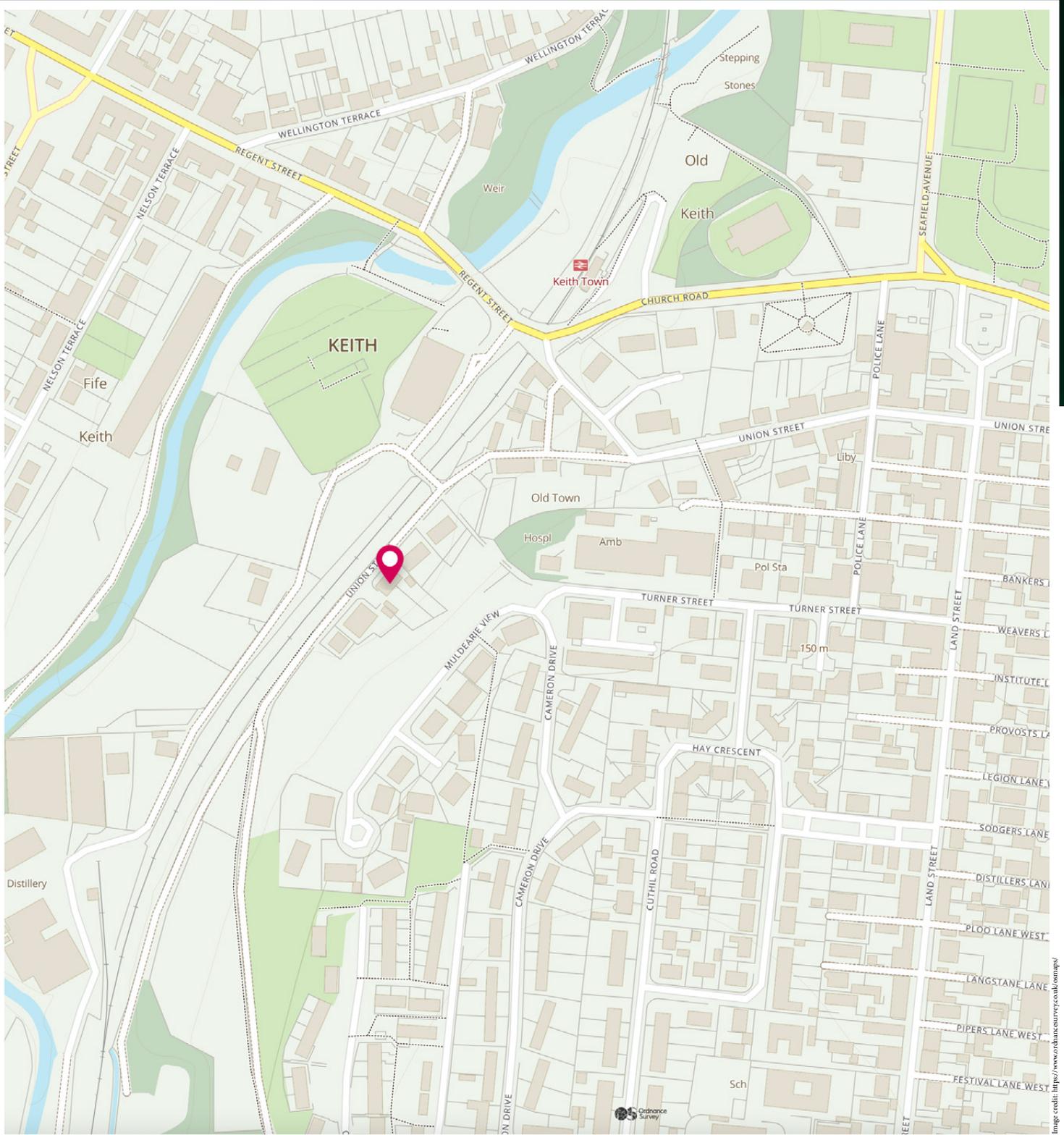


The small town of Keith is a North East market town at the start of Scotland's Famous Malt Whisky Trail. Most likely, the surrounding villages were built to house the workers of the nearby mills and distilleries of Speyside. The town is home to three distilleries, Strathmill, Glen Keith and Strathisla distillery, one of the oldest in the Highlands. Keith (pop. 4700) is a busy town between Inverness and Aberdeen on the main road and rail route. Keith also boasts a local steam train and station that runs to Dufftown.

The area has numerous leisure facilities, including a swimming pool, links golf course, and outdoor bowling green; several rivers a short drive from this property are renowned for their trout and salmon fishing. Keith has multiple local shops, restaurants, cafés, pubs, a major supermarket, an NHS health centre, and a hospital. Primary and secondary schooling is also available within the town. A comprehensive East Coast bus and rail network operate through Keith.

Easy access to the A95 and A96 gives direct routing to Aberdeen in the east and Inverness to the west. Both cities offer excellent transport services, with national and international flights from Aberdeen Dyce and Inverness Dalcross Airports.

The Location



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Part
Exchange
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