

27 Mid Street

KEITH, MORAY, AB55 5AH



*A VAST THREE-BEDROOM
TERRACED PROPERTY IN KEITH*



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McEwan Fraser Legal is excited to present an opportunity to purchase a vast 3-bedroom Terraced property in Keith with some unexpected features. Whilst 27 Mid Street requires renovation and modernization, the asking price reflects the work involved; it holds significant potential and will be an excellent family home once the renovations are complete.

The property is a considerable circa 160m² plus an extensive double garage over two levels, three double bedrooms, a large bathroom and reception rooms, a modern kitchen, a utility room, and an oversized double garage. The real bonus, however, is an extension to the rear of the property with a mezzanine attic (circa 50m²), which may lend itself to studio space or a small business or to develop additional living space.

The Property



The present owners bought the property as a medium-term project and have already made considerable progress. Including the following:

- Four main roof supports were replaced with the tiles above replaced
- Chimneys re-pointed
- The flat roof was replaced entirely
- The skylight between the two front bedrooms was removed
- A bedroom wall was plaster boarded due to damp damage
- The entire heating system was replaced, including a new boiler
- New kitchen and stopcock added (appliances are included in sale)
- Front door, 1 x rear door and 5 x windows replaced
- Some flooring in the main reception room was replaced
- Bannister added to the back stairwell

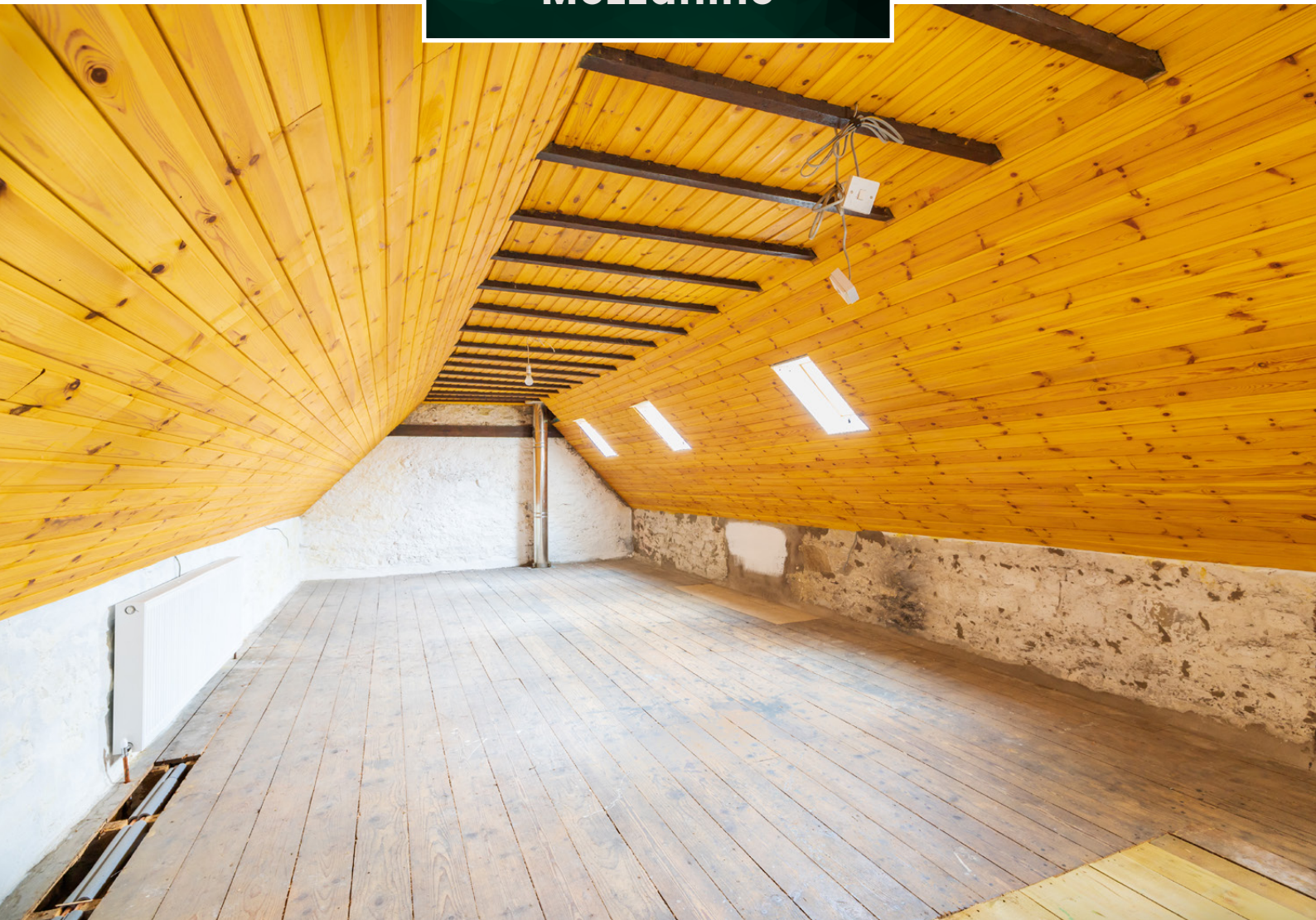


Reception Room





Mezzanine





Bedroom 1





Bedroom 2

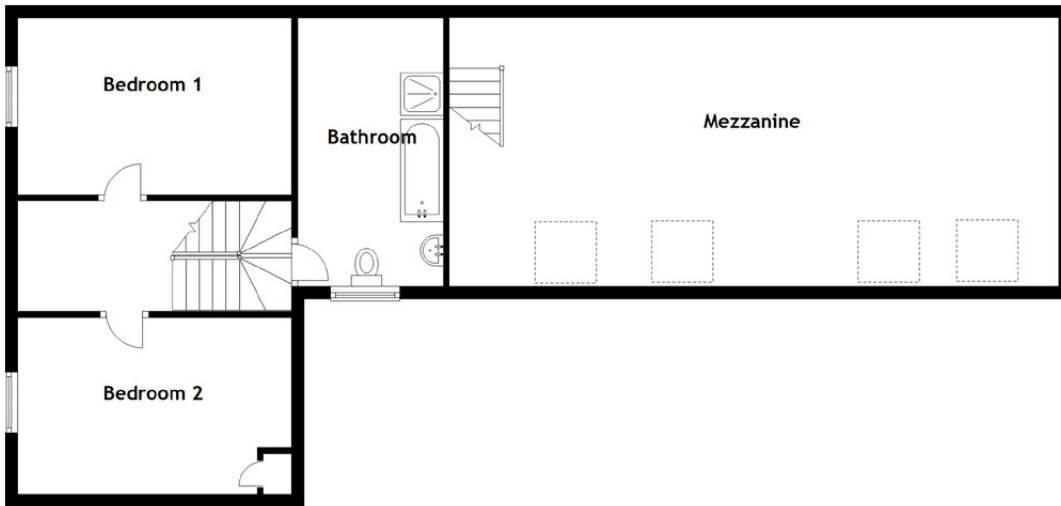
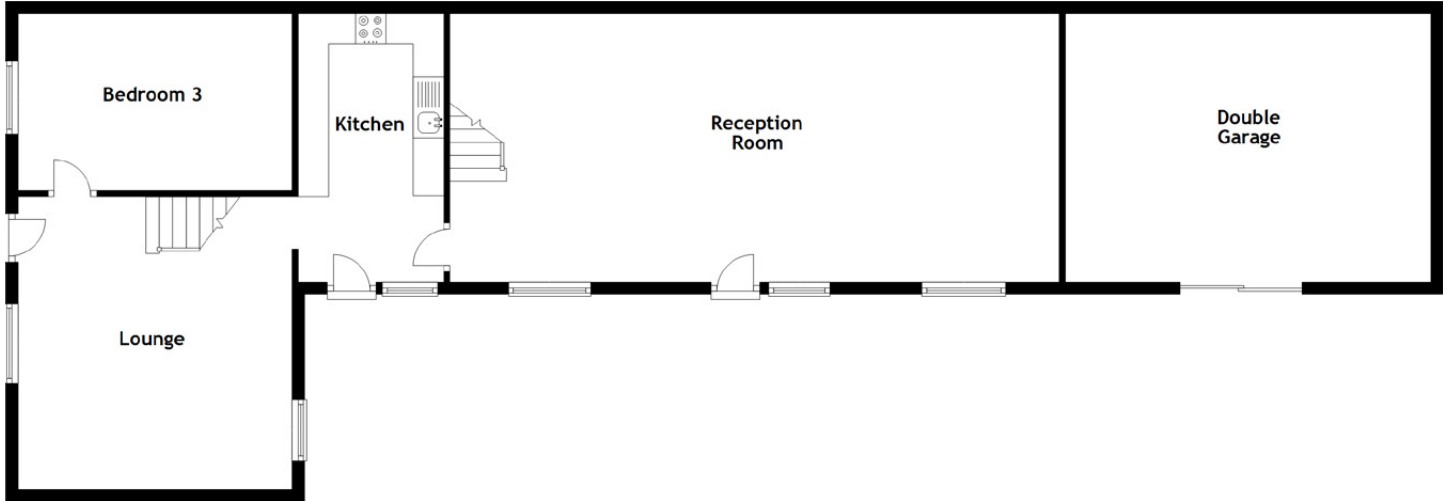




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Reception Room	10.00m (32'10") x 4.40m (14'5")	Mezzanine	10.00m (32'10") x 4.40m (14'5")
Lounge	4.80m (15'9") x 4.50m (14'9")	Bathroom	4.40m (14'5") x 2.39m (7'10")
Kitchen	4.20m (13'9") x 2.39m (7'10")	Double Garage	6.00m (19'8") x 4.40m (14'5")
Bedroom 1	4.50m (14'9") x 2.90m (9'6")		
Bedroom 2	4.50m (14'9") x 2.90m (9'6")	Gross internal floor area (m ²):	197m ²
Bedroom 3	4.50m (14'9") x 2.90m (9'6")	EPC Rating:	E



The property has UPVC windows, gas central heating and a new Worcester Bosch boiler with the balance of its warranty. The ground floor comprises a large lounge 3rd bedroom plus a dining room or third bedroom, a completely new fitted kitchen by Wickes, including Zanussi appliances. To the rear of the kitchen is the large 44m² extension with a woodburner, a potential studio/small business space with a staircase leading to an additional mezzanine space above. A back door leads to the huge full-height double garage, providing off-road parking for two to three cars.

Climbing the stairs from the lounge leads to two double bedrooms and a sizeable family bathroom with a separate bath and shower cubicle. The property has no garden to the front, and the rear is a shared courtyard which provides access to the double garage.

The property does require considerable work but is water and wind-tight with phenomenal potential. Given its terrific location and value, a viewing is essential to appreciate its scale value and potential.

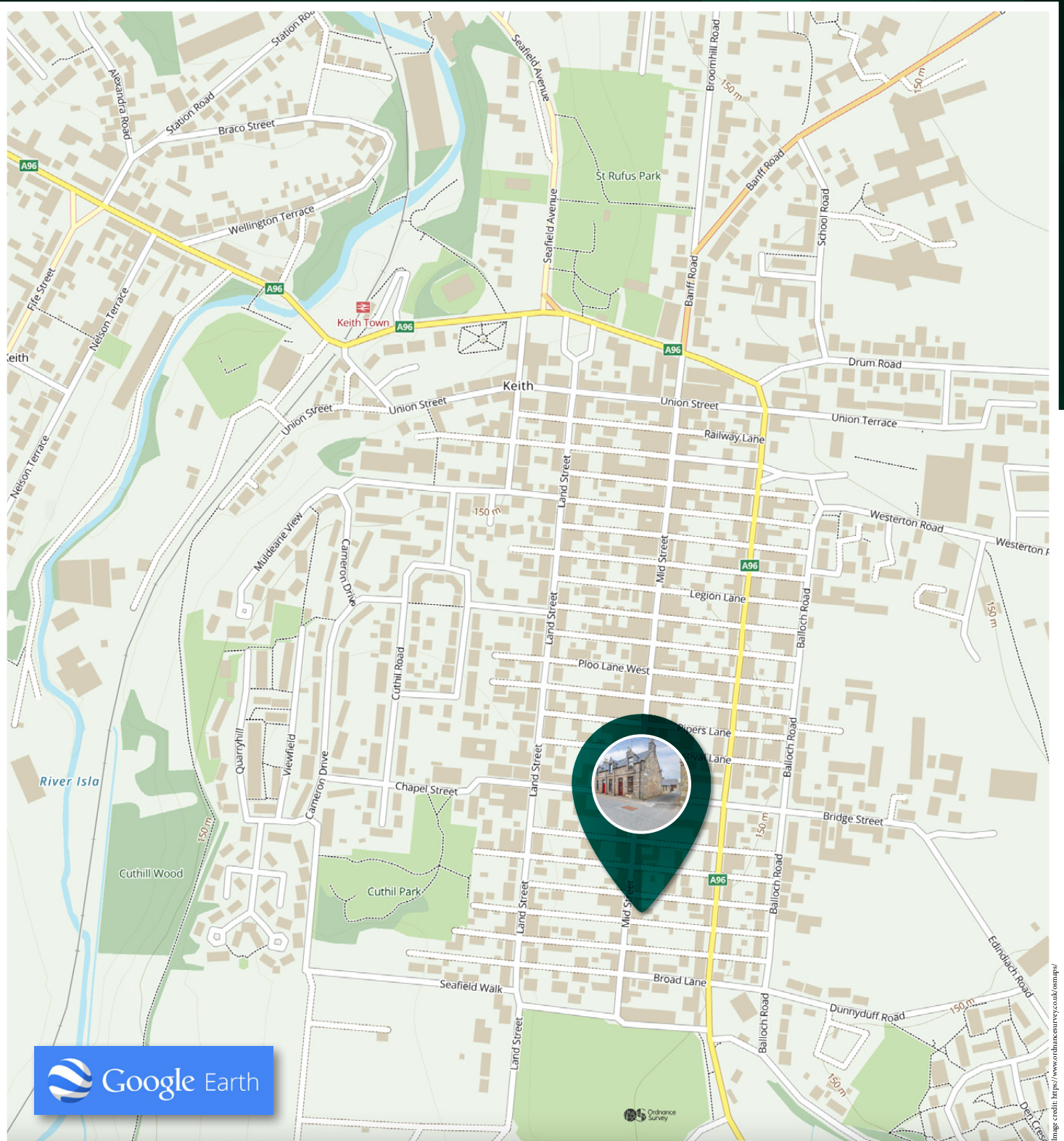




The small town of Keith is a North East market town at the start of Scotland's Famous Malt Whisky Trail. Most likely, the surrounding villages were built to house the workers of the nearby mills and distilleries of Speyside. The town is home to three distilleries, Strathmill, Glen Keith and Strathisla 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. Multiple local shops, restaurants, cafés, pubs, a major supermarket, an NHS health centre, and a hospital exist. 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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THE SUNDAY TIMES
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Surveyor



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ALAN SUTHERLAND
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