

**1 The Mews, Nethermills,
Grange, Keith, AB55 6SN**


**Price Over
£148,995**

ASPC ref : 357440

 3  1  1 122 m² EPC **E** Council Tax Band **C**



Arrange a viewing

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(Ledingham Chalmers LLP)

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Property features:



Garden



Parking

Situated to the outskirts of Keith in an idyllic, quiet location, we offer for sale this **three bedroom end terraced dwellinghouse** which forms part of a small converted steading comprising three other properties. To the front of the property there is a lock block courtyard which leads to the front door, as the parking for this property is to the rear most people would enter via the kitchen. The dining kitchen is well proportioned and has a range of base and wall units, contrasting work surfaces and tiled splashbacking. To remain are an oven with an induction magnet two burner hob, dishwasher, washing machine and fridge/freezer. The room is finished with tiled flooring and offers excellent space for dining table and chairs. Continuing through to the hall which gives access to all accommodation and also the exterior front door and carpeted staircase to the first floor. There are two double bedrooms, both benefiting from laminate wooden flooring and sliding mirror door wardrobes. The bathroom has a three piece white suite with a wet area having electric shower over, it features a jacuzzi bath, wall mounted wash hand basin and WC. To the very end of the hall there is a large, spacious lounge with two windows to side enjoying open views and wall mounted electric fire. From here there is access to a large walk-in cupboard which also leads to under stair storage. The upper floor has an exceptionally large master bedroom with two Velux windows and also on this level is a large

walk-in storage cupboard.

The property is serviced by electric heating, solar panel heating and double glazing. It enjoys communal garden areas to both front and rear. The area to the front is laid for easy maintenance to paving with a gravel car park to the rear providing excellent residents' and visitors' parking and to the rear of this is a communal lawn.

ACCOMMODATION

Ground Floor

Dining Kitchen 11'10" x 11'9" (3.61m x 3.58m) approx.

Hall

Bedroom/Dining Room 12'7" x 9'4" (3.84m x 2.85m) approx.

Bedroom 11'8" x 9'11" (3.56m x 3.02m) approx.

Bathroom/Wet Room 9'3" x 6'9" (2.82m x 2.06m) approx.

Lounge 21'2" x 12'8" (6.45m x 3.86m) approx.

First Floor

Hall

Master Bedroom 19'11" x 12'6" (6.07m x 3.81m) approx.

To be included in the sale price are all fitted floorcoverings, curtains, blinds, light fittings and kitchen white goods. Further items of furniture are available by separate negotiation.

EPC Band E

Directions Travelling on the A96 into the town of Keith proceed straight along passing the sign for the town centre and continue onto the A95. Proceed approximately three/four miles along this road and you will come upon a sign for Nethermills, turn right at the sign, continue following the road to the end and the steading development is situated on the left hand side.

Location Keith is situated on the A96, Aberdeen/Inverness road. It has a wide range of shops on Mid Street and also a Tesco supermarket, church, primary school, Keith Grammar School, community centre and sport facilities including swimming pool and golf course. The town of Keith is home to the picturesque Strathisla whisky distillery and the Tartan Academy. The town provides easy access to the heart of Speyside World, renowned for its malt whiskies. There is a regular rail link to Aberdeen, Inverness and all the towns along the way.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/357440/1-The-Mews--Nethermills/Keith/>

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