



3 Islabank Cottages,
Newmill Road, Keith, AB55 5BT

ledingham
chalmers
estate agency



Kitchen



Dining room



Lounge

Two bedroom end terraced cottage with land

- Traditional cottage with 0.9Acres (0.36Ha) land or thereby
- Well equipped Kitchen with appliances included
- Dining Room with peaceful aspect over Garden
- Light and airy Lounge to the rear
- Two excellent sized Bedrooms
- Beautiful Garden with a high degree of privacy



Two beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this beautiful and traditional two bedroom end terraced cottage located a stones throw from the square in the busy town of Keith.

This fabulous end cottage of a terrace of three, is located in a quiet part of Keith, an agricultural centre on the Whisky Trail. The property enjoys the benefits of gas central heating, a small garden to the rear and private parking for one vehicle. Currently being utilised as a holiday let, there is a fantastic opportunity for the purchaser to take on this business which has a good reputation with 35 years in the making. The cottage is contracted to an agency and registered with Moray Council. Worthy of mention, the rental benefits from the small business bonus scheme and therefore, no council tax is charged.

Upon entering, you are immediately into the kitchen which is fitted with ample base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with tiled splashback behind and a range of kitchen appliances including electric oven, hob, fridge/freezer and dishwasher.

The traditional dining room is well portioned with large windows providing plenty of natural light into the room. The room is carpeted with neutral decor and finished with cornicing.

The lounge enjoys a peaceful aspect to the rear, overlooking the garden and is decorated in neutral tones with complimenting carpeting. There is ample space available for a range of soft furnishings.



Bedroom



Bedroom



Bathroom

The inner hall boasts an under stair utility cupboard which houses the washing machine and tumble dryer and provides further storage space. A carpeted staircase provide access to the upper floor, with a window at the half landing allowing ample natural light to flood the space.

The landing is carpeted and boasts a built-in cupboard housing the boiler.

There are two bedrooms on the upper floor, both of good size and offering space for a range of bedroom furniture. Both rooms enjoys a pleasant outlook over the beautiful and private garden at the rear.

The bathroom completes the internal accommodation and is fitted with shower over the bath, WC and wash hand basin.

Externally, there is ample on street parking available directly outside the property and a further private parking space is available for one vehicle.

The garden to the rear is laid in lawn with vibrant plants, shrubs and trees in the borders adding a degree of privacy to the space.

Beyond the garden, there is a plot of land which is approximately 0.9Acres (0.36Ha) or thereby, which is included alongside the cottage.

Viewing is recommended to appreciate the unique opportunity to acquire a traditional cottage in a peaceful setting.



Rear Garden

Accommodation

Hall	7'3" x 5'9"	2.21m x 1.75m
Lounge	11'11" x 13'2"	3.63m x 4.01m
Dining Room	12'15" x 14'4"	4.04m x 4.37m
Kitchen	12'5" x 8'0"	3.79m x 2.44m
Utility Room	7'3" x 7'5"	2.21m x 2.26m
Bedroom 1	12'8" x 13'8"	3.86m x 4.17m
Bedroom 2	11'11" x 14'8"	3.63m x 4.47m
Bathroom	10'5" x 7'1"	3.18m x 2.16m
Storage	6'9" x 2'6"	2.06m x .76m
Hall	10'9" x 3'6"	3.28m x 1.07m



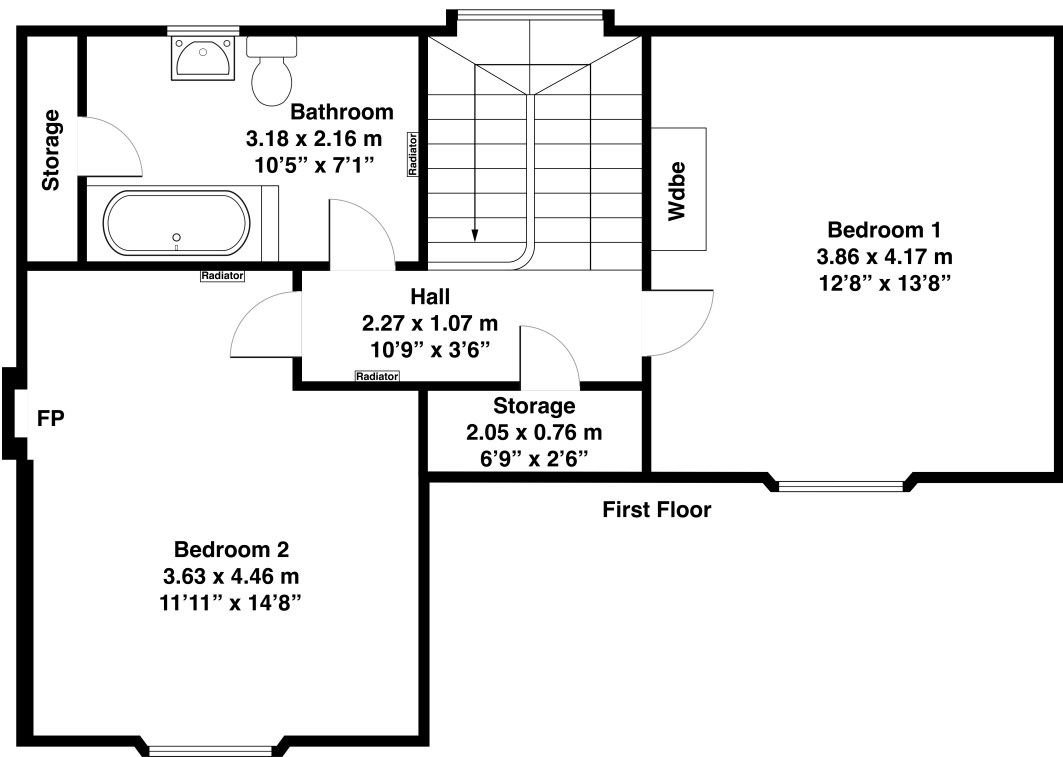
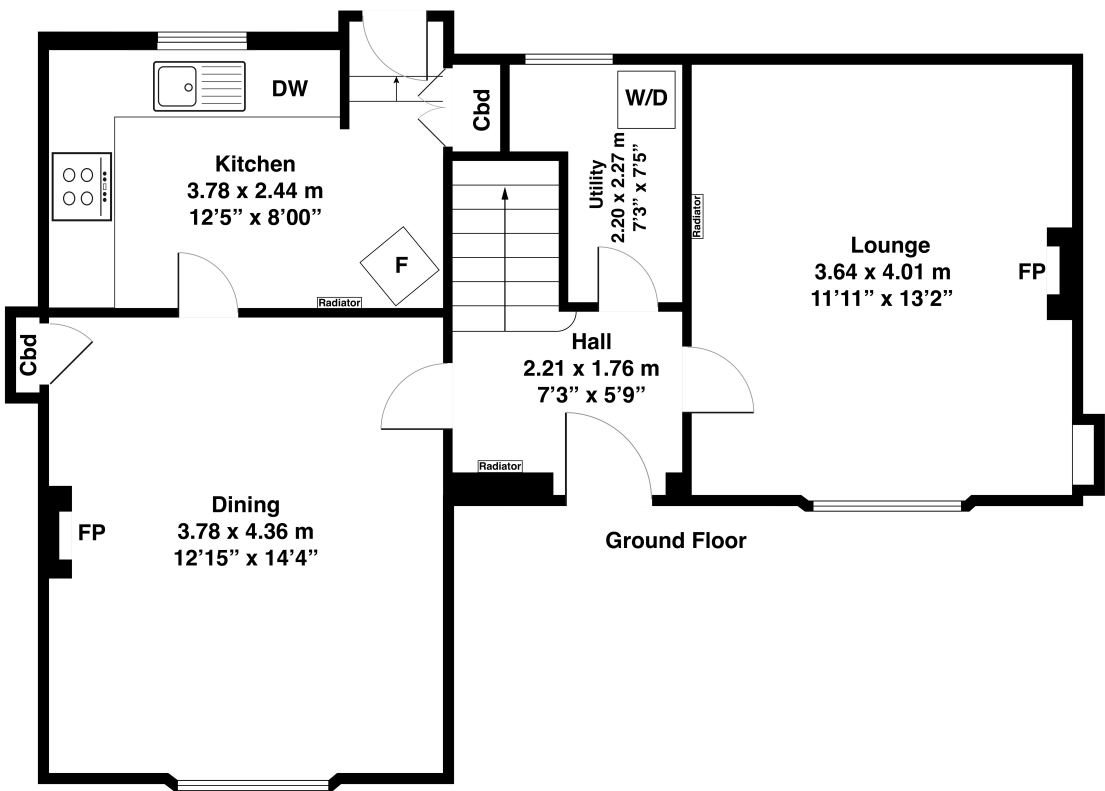
Plot of Land



Exterior Shot

Floorplan

3 Islabank Cottages Newmill Road



Directions

Starting in Keith town centre, head north-west on Banff Road (A95) towards the railway station, continue for approximately 0.4 miles, turn left onto Station Road, signposted for the railway station. Follow Station Road towards the station and just before or near the station area, turn into the Isla Bank Cottages access road. Arrive at 3 Isla Bank Cottages, Keith, AB55 5BT. The property is very close to the railway station and Station Road.

Location

Keith lies approximately 50 miles from both Aberdeen and Inverness, each offering airports and extensive services. Keith itself provides a wide selection of commercial, leisure, educational, and healthcare facilities, making it a well-connected and convenient place to live. The property is approximately 15 miles from the sandy bathing beach at Cullen on the Moray Firth, famed for its sunshine and mild climate. The golf and public swimming pool is 1 mile away.

Arrange a viewing

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.