

CCL



24 Main Street | Newmill | Keith | Moray | AB55 6UR

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# 24 Main Street, Newmill, Keith, Moray, AB55 6UR

- Superb 4 Bedroom Cottage
- Lovely Village Location
- Living Room
- Dining Kitchen
- Utility Area
- Shower Room
- 4 Bedrooms
- Double Glazing & Gas central heating
- Enclosed garden to rear

## Summary

CCL are delighted to offer for sale this traditional and charming 4 Bedroom Cottage in the quiet village of Newmill, near Keith. The property offers spacious accommodation on two floors. The living room has a lovely cosy feel, spacious dining kitchen, good sized bedroom, family shower room and utility cupboard on the ground floor. Upstairs is the upper landing, where the further three bedrooms are accessed. Patio doors from the kitchen lead on to an outside space which enclosed with a fence, is paved and has bin storage area. A further enclosed garden to the rear which is laid in gravel chips, has a large wooden shed and a rotary clothes dryer. Ideal purchase for the first time buyer, a young couple or as a buy-to-let opportunity.

Newmill is a quiet, quaint and friendly village, with a small convenience shop with a part-time post office, pub, garage, large park with play area and Chinese restaurant/take-away. The village also has a Primary School and playschool which is situated within a busy village hall. The Secondary School is situated in the nearby town of Keith approximately 1 mile away. The Keith train station is about 1 mile away which is on the Aberdeen/Inverness line.





## Property

Lovely traditional four bedroom cottage has good family accommodation spanning two floors and with good outside space, situated in the heart of the village. The current owner has upgraded the property since purchasing with new velux windows, wall insulation added and new flooring. The property is to be sold including all carpets and floor covering, curtains and light fittings.

Accommodation:

Entrance Hallway:

Exterior door provides access to the bright hallway, which has staircase to the upper floor and gives access to all down stairs rooms.

Living Room: (4.27m x 3.83m)

A comfortable and cosy room situated to the front with large window providing excellent natural light. Fire place housing the wood burning stove.

Bedroom 4: (4.25m x 3.06m)

Again, situated to the front, has large recessed wardrobe with hanging and shelf space and two further storage cupboards.

Kitchen: (3.97m x 3.30m)

A good sized dining kitchen fitted with wall and base units in light wood with contrasting dark work tops incorporating a stainless sink and drainer. Integral dish washer, fridge and freezer. Ample space for dining table and chairs. Patio doors out to the enclosed paved area to the rear.

Utility Cupboard:

Small box room/cupboard which has plumbing and space for washing machine.

Shower Room: (1.96m x 3.24m)

Fitted with a white WC and wash hand basin which is fitted in a vanity unit, double size shower cabinet with blue and white tiling, glazed screen doors and electric shower installed. Storage cupboard.

Upper Landing:

Carpeted staircase leads to the upper landing with velux window and two low level storage cupboards.

Bedroom 1: (5.01m x 3.27m)

Spacious double room with double aspect windows, two built in wardrobes and further storage into the eaves. Ample space for free standing furniture.

Bedroom 2: (4.12m x 3.12m)

With combed ceiling and velux window, built-in wardrobe with louvre door.

Bedroom 3: (3.06m x 3.11m)

Again, with combed ceiling and velux window with ample space for free standing furniture.

## External

From the patio doors in the kitchen you access an enclosed paved area to the rear which has an area for bins at the side. Along the rear you could have outside seating. There is a gate giving access out and across to a further area of garden, which again is enclosed, has a wooden shed and children's play area. Also, has a chicken pen.



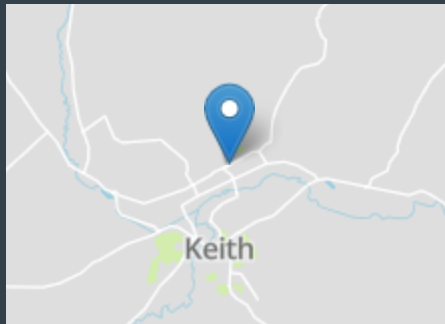




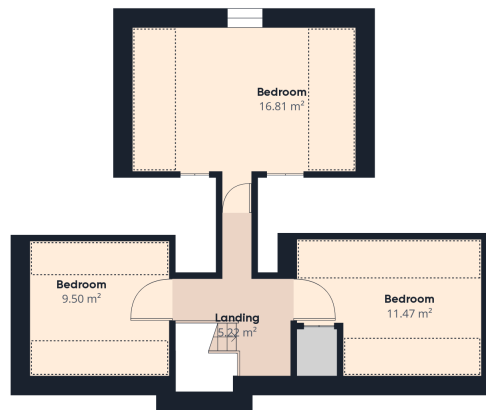








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
107.11 m<sup>2</sup>

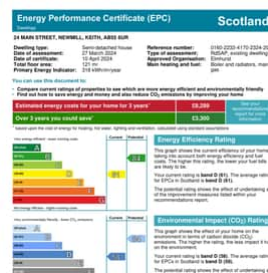
Reduced headroom  
16.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.