



Cameron Drive, Keith, AB55 5BE

Offers Over £100,000

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PROPERTY PROFESSIONALS



- Affordable two bedroom end terraced house
- Off-street parking
- Gas central heating
- Double glazing
- Council Tax band A
- Great transport links
- Ideal for a first time buyer or property investor
- Early entry available
- Viewings by appointment 7 days a week
- Home report available on request

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Set in the popular town of Keith, this generously sized two-bedroom house is located on a quiet road that provides good access to roads and transport links. Situated in a peaceful residential area, 46 Cameron Drive is in an established community and is close to attractive outdoor spaces with views of the surrounding countryside and hills. A tarmac drive offers plenty of off-street parking and an area of lawn leads to the front of the house. The interior is finished with a neutral palette, natural-coloured timber joinery, and several glazed interior doors.

A small hallway opens into a grey-painted living room. This room spans the depth of the house, providing east and west-facing windows. Alcoves lend shape and character to the space. The kitchen is in a galley layout and has wooden-fronted cabinetry, a mid-grey worktop and splash areas. It is currently finished with a bold orange wall colour, giving it a dramatic feel. A glazed exterior door and light from the hallway create a sense of space. A built-in cupboard provides practical additional storage. The shape of the kitchen offers scope for an attractive contemporary design should the new owner choose to upgrade.

A carpeted dog-leg staircase leads to a comfortably sized landing and two bedrooms, both of which have neutral wall finishes. The upstairs rooms are generously sized and have good proportions. The principal bedroom has a small built-in cupboard and the second bedroom overlooks the garden. The shower room has a walk-in shower enclosure, pedestal basin and WC and the walls are lined with waterproof panels.

Accessed from the kitchen, the timber-fenced garden is spacious and has a large timber store. An area is finished with gravel and space is set aside for drying. Given its good size and west-facing aspect, the exterior has a great deal of potential and can easily be upgraded to a comfortable garden with plenty of room for patios, seating areas and other designs.

With a Council Tax Band of A, a floor area of 63m² and a fabulous location, 46 Cameron Drive offers scope as a spacious and cost-effective home. Coupled with a fantastic valuation, this charming property is a great opportunity for someone looking to get onto the property ladder. With some TLC and decorative upgrading, its generous layouts and well-proportioned spaces make it a fabulous home for a growing family.

ABOUT KEITH

Keith is a charming historic town in the Moray council area of northeastern Scotland. With a population of around 5,000, it is easily accessible by train or via the A96, it is located 55 miles from Inverness and 45 miles from Aberdeen making a reasonably commutable, especially to areas not quite so far out, such as Forres, Elgin and Grantown. Best known for its famous distillery and vibrant culture, including a strong emphasis on traditional Scottish music economically, Keith was traditionally based in textiles and the whisky industry but is now an important tourist destination. Strathisla Distillery and Isla Bank Mills are world-renowned and draw many visitors to Keith, making this a great location for anyone moving to the area who has ambitions of running a tourism based business.

Events like the Keith Country Show and community gatherings add to the strong sense of welcome, drawing people from the local area and around Scotland. Local amenities are plentiful, featuring a variety of shops, schools and recreational facilities such as parks and a golf course. The town also offers essential services like a small hospital, doctors, dentists and pharmacies, making it convenient for day-to-day living. Keith is a fabulous area for anyone who enjoys history, the countryside and the benefits of living in a quiet, dramatic part of Scotland that is easily accessible.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: C (72)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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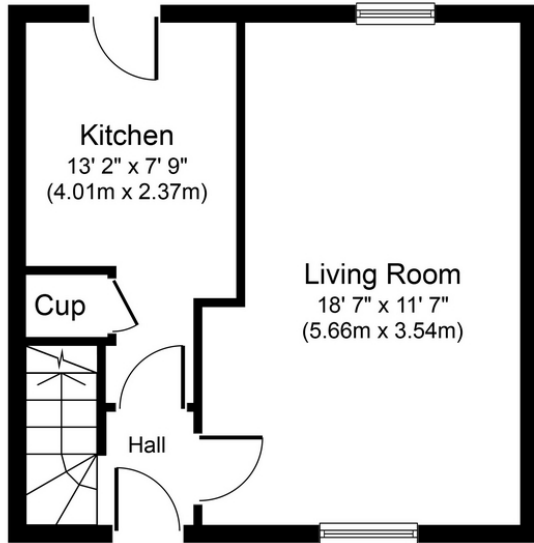


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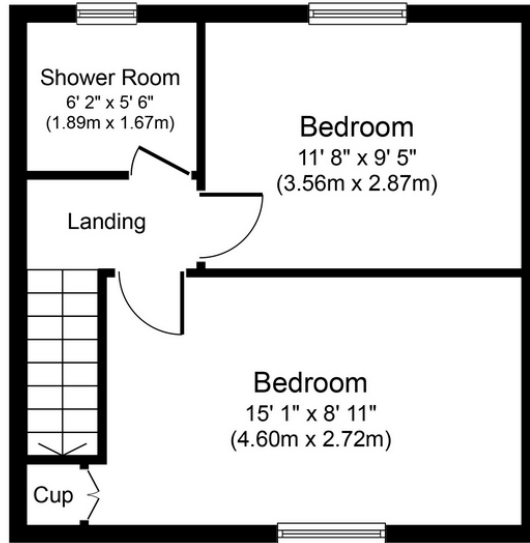
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 63 m²





Ground Floor
Approximate Floor Area
339 sq. ft.
(31.5 sq. m.)

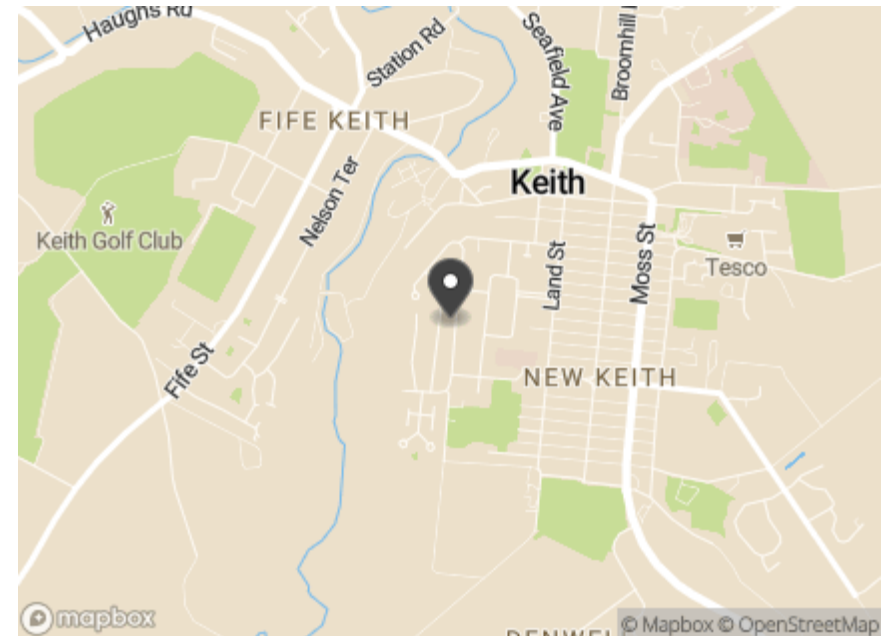


First Floor
Approximate Floor Area
339 sq. ft.
31.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	74
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