



**Malcolmburn Steading Mulben, Keith, AB55 6YB**

**Offers Over £445,000**

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# Malcolmburn Steading Mulben

## Keith, AB55 6YB

Welcome to this exquisite Barn Conversion enjoying a semi rural situation with stunning outlook only 6 miles from Fochabers and Keith. This stunning property boasts a rich history, dating back to the 19th Century, and was beautifully converted just 6 years ago, offering a perfect blend of historic charm and modern convenience. As you step inside, you are greeted by 2 spacious reception rooms, 4 inviting bedrooms, and 2 luxurious bathrooms, providing ample space for comfortable living. The property spans an impressive 235 square metres offering generous room sizes and an abundance of natural light throughout.

The heart of this home is the expansive dining kitchen, featuring extra deep solid wood worktops and underfloor heating, creating a warm and inviting atmosphere for family gatherings and entertaining guests. The lounge is a true highlight, with a feature arched window (perfect for observing the local wildlife). In addition, there is a multi-fuel stove, perfect for cosy evenings by the fire.

The Master Bedroom Suite is a true retreat, complete with a dressing room and a concealed bathroom, offering a private oasis of relaxation. The family bathroom is a luxurious space, featuring a double bath, a wall-mounted TV, and a separate shower, adding a touch of indulgence to your daily routine.

The property also features patio doors leading to the garden from the Lounge, Dining Room, and Master Bedroom, seamlessly blending indoor and outdoor living.

Situated on a 0.25 acre plot, this property offers parking for several vehicles, ensuring convenience for you and your guests.

In summary, this Barn Conversion is a rare gem, meticulously appointed and finished to the highest standards. With its spacious rooms, modern amenities, and historic charm, this property offers a unique opportunity to own a piece of history in a picturesque setting.

Offers Over £445,000



### Central Hallway

51'6" x 3'10" (15.71 x 1.17)

Extremely generous central hallway with front door of the property and 2 front facing windows. Recessed downlights and high quality carpet over the under floor heating.

### Lounge

15'1" x 24'4" (4.6 x 7.43)

The gorgeous, spacious lounge is fitted with carpet and features a fireplace with a log burner and a mantelpiece. Patio doors provide access to the outside, and an arched, floor-to-ceiling three-panel window allows plenty of natural light - a camera is set up on the floor to capture all the wildlife shenanigans at the bird bath - photos attached.

The room also includes recessed lighting and a recessed television niche above the fireplace.

### Back Door Hallway

7'6" max x 15'3" max (2.3 max x 4.65 max)

This hall is fitted with carpet and provides access to the utility room, lounge, WC, dining kitchen, and back garden. It features a window with ample windowsill space and a section of laminate flooring by the back door. Fitted with recessed lighting.

### Utility Room

7'1" x 10'7" (2.16 x 3.25)

The utility room is fitted with laminate flooring and features kitchen cabinets along one wall. It includes a sink with a drainer and a tiled backplash above it. The room also has recessed lighting and designated spaces for a fridge and a washing machine.







**Guest WC**

5'3" x 6'9" (1.62 x 2.06)

The room is fitted with laminate flooring and includes a hand wash basin with a tiled backsplash, and a WC. There is a recessed opaque window with windowsill space. The room also features recessed lighting and an extractor fan.

**Dining Kitchen**

14'9" x 16'0" (4.51 x 4.88)

This gorgeous kitchen features ample cabinets and drawers with wonderful deep Belfast sink and complimented with extra deep solid wood work surfaces so that there is still a full width counter space to work on when the kettle, toaster and coffee machine are sitting out. Range cooker within tiled recess. Ample space for a dining table and chairs plus the US style fridge/freezer. Windows to both front and rear bringing in great natural light. Recessed lighting and quality flooring with underfloor heating. Larch archway to the :-

**Dining Room**

14'10" x 12'9" (4.53 x 3.89)

Triple aspect Dining Room with 2 sets of windows plus Patio doors open onto the courtyard. Ideal for entertaining, it homes the large dining table and chairs handsomely and features carpeted flooring and is illuminated by two metal chandeliers.

**Bedroom 3 / Music Room**

16'11" x 10'7" (5.17 x 3.25)

This room is currently being used as a music room but was designed as a bedroom. Extra deep wall to wall and floor to ceiling wardrobe storage fronted by a mirrored and two wooden sliding doors. The room is fitted with carpet and includes two pendant light fittings and a large recessed double rear facing window.













### Family Bathroom

10'2" x 9'6" (3.12 x 2.91)

The wonderful bathroom features a large rectangular bathtub, perfect for relaxing, and comes complete with a built-in TV on the wall. It also includes a hand wash basin with a tiled backsplash and a walk-in shower with both an overhead shower and a detachable hose, set in a tranquil, tiled area. Additionally, the bathroom is equipped with a WC, a skylight, and recessed lighting, enhancing its serene ambiance.

### Bedroom 2

14'1" x 10'8" (4.3 x 3.27)

Beautifully appointed guest bedroom with double rear facing windows. Again, extra deep wall to wall and floor to ceiling wardrobe storage fronted by a mirrored and two wooden sliding doors

### Family Room / Bedroom 4

14'6" max x 14'4" max (4.44 max x 4.37 max)

Furnished currently as a family room but could be another spacious bedroom. Large double rear facing window. Central ceiling light fitting, quality carpet and underfloor heating.

### Store

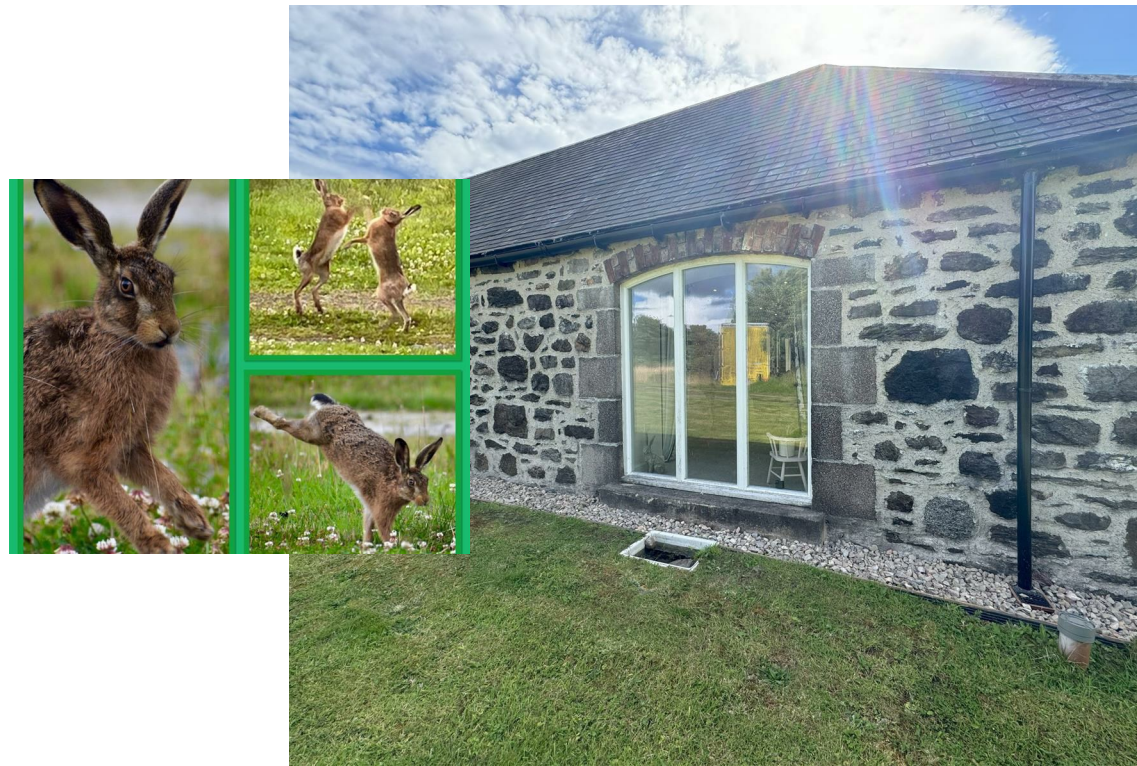
10'5" x 5'6" (3.19 x 1.68)

Ideal store house the underfloor manifold and pipework. Fitted worktop. Recess lighting, Velux and Attic access with pull down ramsay style ladder.

### Master Bedroom

14'6" max x 13'2" (4.43 max x 4.03)

Otherwise known as Heaven! superb master bedroom suite comprising the large double bedroom with patio doors to the steading forecourt, dressing room and en suite bathroom. A large carpeted bedroom with patio doors leading outside and a recessed window. The room has a pendant light fitting, and an archway leads to:





## Dressing Room

10'3" x 8'7" (3.13 x 2.62)

This room features laminate flooring with sleek wardrobes and drawers, along with space for a vanity—perfect for getting ready for the day. A Velux and recessed lighting add a modern touch. Wardrobe door opens into the concealed :-

## En Suite Bathroom

10'4" x 7'0" (3.15 x 2.14)

The Luxury en suite bathroom includes a large open shower area with an overhead showerhead and a detachable hose, complemented by recessed alcoves for storage. Corner tub, Fitted units with WC with a concealed cistern and storage plus vanity wash basin. The space is well-lit with Velux and recessed lighting fittings and ventilation Xpelair.

## Garden

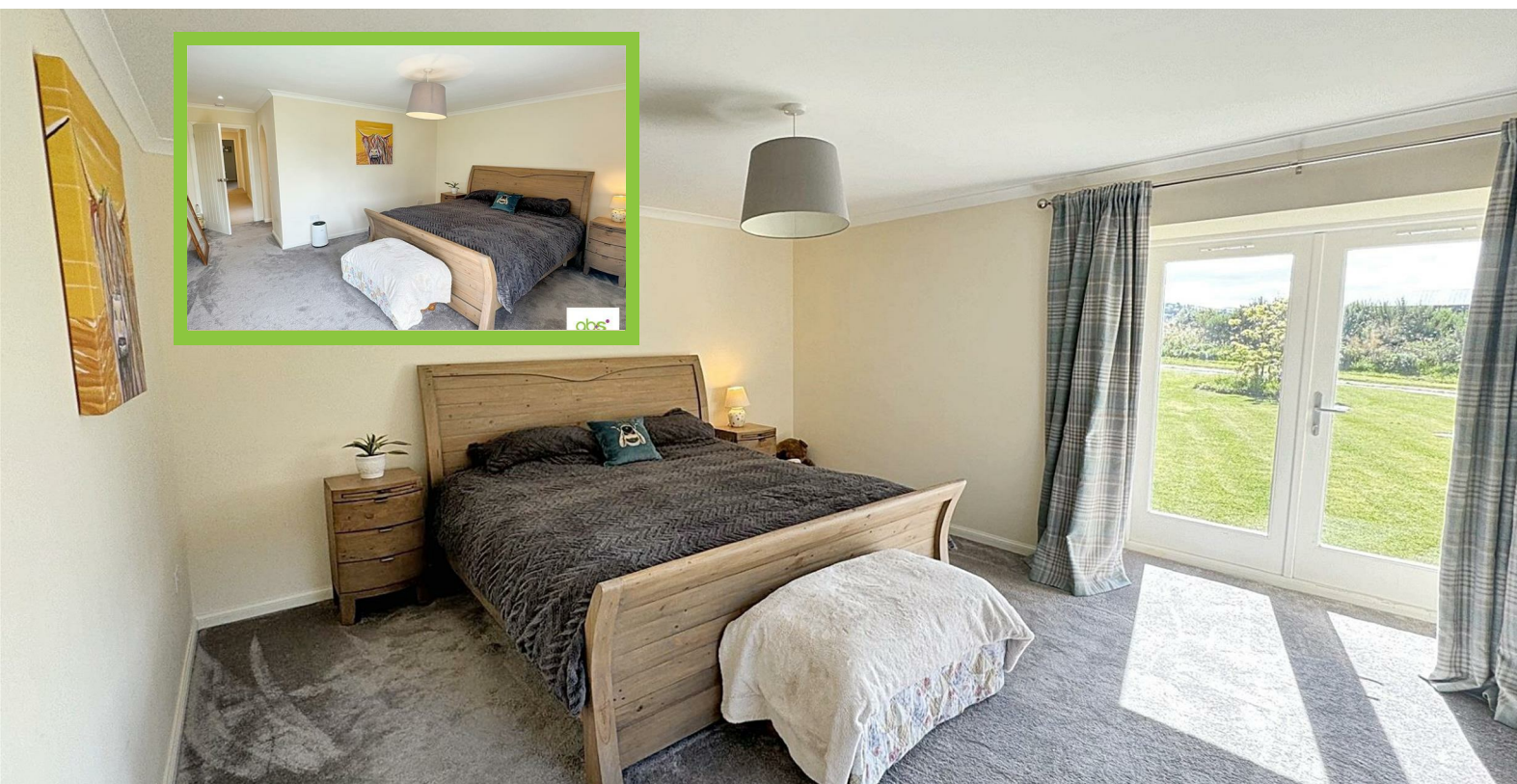
Extending to approximately 0.25 of an acre, low maintenance garden laid mainly to lawn with central pathway to the front door edged with railway sleepers. Concrete parking area at the back door. Ample space for erection of a garage or work shop if needed,

## Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price as will the wall mounted televisions in the lounge and family bathroom. The final sale price agreed will take account of these extras. In addition, some furniture may be available for sale separately, namely the dining room suite.

## Home Report

The Home Report Valuation as at 7th August, 2024 is £445,000, Council Tax Band E and EPI rating is C.

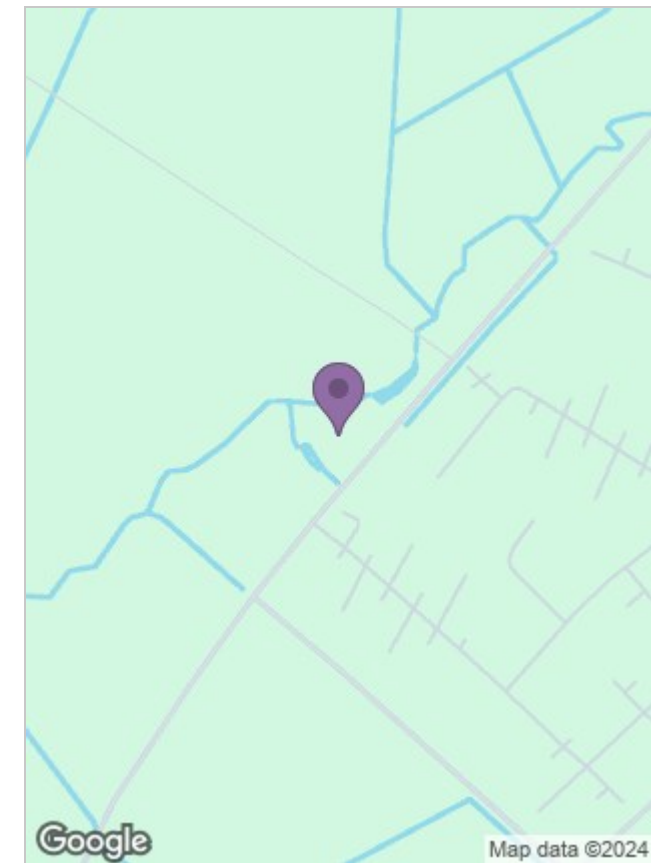






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.