



OLD SCHOOLHOUSE DRUMMUIR

KEITH, AB55 5PS

£195,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming semi-detached home, beautifully positioned within the picturesque village of Drummuir, near Keith. Full of character and warmth, this delightful property offers well-proportioned accommodation together with an attractive garden, double garage and versatile garden pod.

The accommodation comprises two inviting reception rooms, with both the living room and dining room each benefiting from a log burner, creating cosy and welcoming spaces in which to relax and entertain. A well laid out kitchen provides a practical and attractive space for everyday living, while a bright sun room offers an additional place to relax, with French doors opening directly onto the garden and patio.

The property offers two spacious bedrooms, providing comfortable and versatile accommodation, together with a characterful bathroom featuring a beautiful claw-footed bath. The layout combines traditional charm with practical living space and an abundance of natural light.

Outside, the garden provides a lovely extension of the living accommodation, with a patio area ideal for outdoor dining and entertaining during the warmer months. A fully lined Hully Pod adds an exceptional degree of versatility and can comfortably accommodate a double bed, making it an ideal home office, guest space, creative studio or relaxing retreat.

A further significant benefit is the double garage, providing excellent secure parking, storage and potential for a variety of uses.

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& FIRTH**
PROPERTY

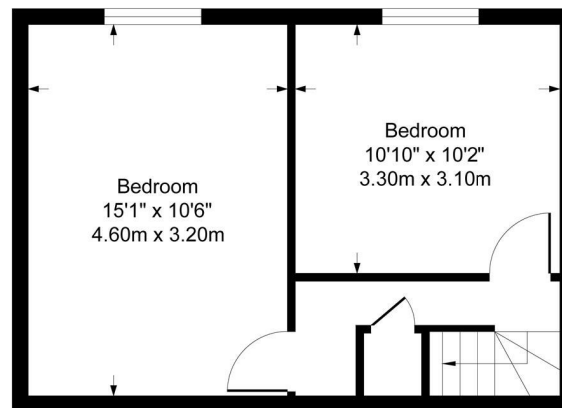
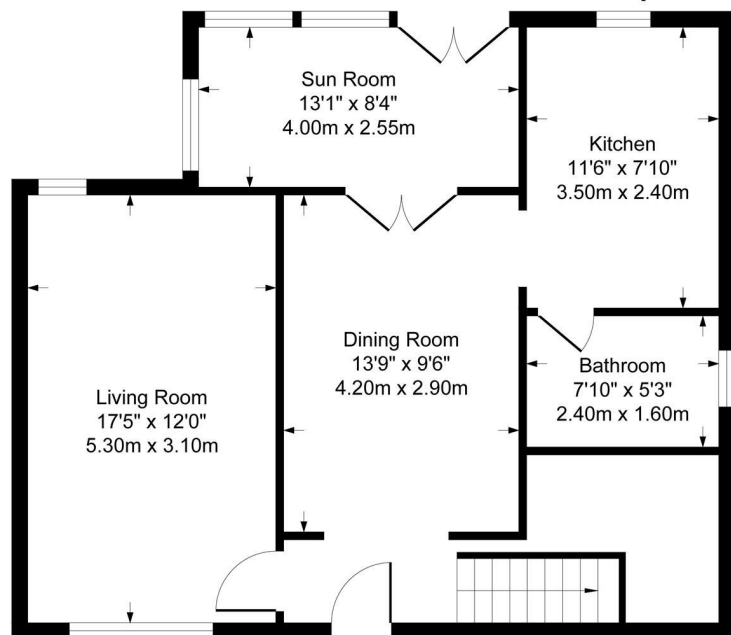
OLD SCHOOLHOUSE DRUMMUIR

- Charming Character-Filled Semi-Detached Home
- Two Cosy Reception Rooms with Log Burners
- Well Laid Out Kitchen
- Bright Sun Room with French Doors to the Garden
- Beautiful four-piece bathroom complete with freestanding Claw-Footed Bath
- Two double bedrooms with stunning countryside views
- Private Garden with Patio for Outdoor Entertaining
- Fully Lined Hully Garden Pod – Ideal Home Office or Retreat
- Double Garage with Excellent Storage
- Picturesque rural setting in countryside of Drummuir





**Approximate Gross Internal Area
973 sq ft - 90 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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