



55 MAIN STREET, NEWMILL
KEITH, AB55 6UR

OFFERS OVER £210,000

peterkins



55 Main Street, Newmill,
Keith, AB55 6UR

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- Detached Stone Built Dwellinghouse
- Bright & airy Open Plan Kitchen & Dining Area
- Spacious Lounge
- 2 Good-Sized Double Bedrooms
- Shower Room
- Modern Bathroom
- Utility Area
- Large fully Enclosed Rear & Side Garden with Summerhouse
- Off-Street Parking
- Outbuilding with power and light
- Gas Central Heating and Double Glazing

Viewing contact Peterkins
(01542) 882537

EPC: D
Council Tax Band: C
Freehold

Description: Peterkins are delighted to offer for sale this spacious detached stone built dwellinghouse nestled in the heart of the charming village of Newmill, only a mile away from the town of Keith. The property is ideally situated within easy walking distance from the village primary school and the village hall with further amenities found in the town of Keith. The spacious accommodation is set over 2 floors and comprises a bright and airy open plan Kitchen & Dining Area, spacious Lounge, 2 good-sized Double Bedrooms, Shower Room, modern Bathroom and a Utility Area. 55 Main Street benefits from a large rear and side garden partly laid in grass, chipped stones and tarmac with a patio area, summerhouse, ample off-street parking and a large outbuilding with power and light. Early viewing is highly recommended to truly appreciate all that this property has to offer.

Location: The village of Newmill has a primary school, inn, Chinese restaurant and village hall. The town of Keith is around 1 mile from Newmill which itself is some 50 miles equidistant from Aberdeen and Inverness, both having airports. Keith has good bus and rail links. There is a full range of commercial, recreational and educational facilities in the town as well as a health centre and hospital.

Entrance: Front door opens to the spacious front hall which gives access to the Lounge, Dining Area and to the stairs to upper floor. Ceiling light fitment, vinyl flooring, high skirting boards, glass doors to Lounge and Dining Area.

Lounge: 13' 4" x 12' 3" (4.07m x 3.74m)

Spacious room with window to front with deep window sill, alcove with cupboard below, TV and telephone point, ceiling light fitment, coving, vinyl flooring, high skirting boards, radiator, could be used as Bedroom 3.

Open Plan Kitchen & Dining Area:

Kitchen: 20' 9" x 8' 8" (6.33m x 2.63m)

Wood effect wall and base units with complementary worktops, tiled splash back, 1.5 sink drainer, cooker & cooker hood, integrated dishwasher (installed August 2025), integrated under counter fridge and freezer, built in microwave, built in shelves, windows to rear providing lots of natural light, downlights, vinyl flooring, radiator, ample storage under stairs with walk in pantry and wall mounted shelves, access to Utility Area.

Dining Area: 16' 2" x 11' 1" (4.94m x 3.38)

Large window to front with deep window sill, 2 alcoves with shelves and cupboards below 1 houses the fuse box, ceiling light fitment, coving, radiator, vinyl flooring, high skirting boards, bright and spacious room leading to the Kitchen.

Utility Area: 8' 3" x 5' 1" (2.51m x 1.54m)

Wall units and worktop, space for washing machine and tumble dryer, storage cupboard with coat hooks houses the gas boiler, back door, access to Bathroom.



Bathroom: 10' 2" x 7' 9" (3.10m x 2.36m)

Modern 3-piece suite comprising shower over P-shaped bath, WC and hand wash basin with vanity unit above, large frosted window to side, extractor fan, large heated towel rail, laminate flooring, ceiling light fitment.

Stairs to upper floor: Carpeted staircase with wooden banister leads to a mezzanine level which gives access to the Shower Room. Further 3 steps leads to the first floor landing which gives access to Bedroom 1 and Bedroom 2. Skylight to front, carpet, ceiling light fitment.

Shower Room: 7' 3" x 4' 3" (2.21m x 1.30m)

3-piece suite comprising a built in shower, WC and hand wash basin, laminate flooring, ceiling light fitment, loft hatch, skylight to rear.

Bedroom 1: 13' 3" x 12' 5" (4.03m x 3.78m)

Good-sized double Bedroom with ample built in units and wardrobes, built in desk with drawers and cupboards, TV point, window to front with deep window sill, ceiling and wall light fitments, coving, carpet, radiator.

Bedroom 2: 12' 5" x 11' 8" (3.78m x 3.56m)

Double Bedroom with window to front with deep window sill, ample built in units and 2 bedside tables, built in desk with drawers, ceiling light fitment, coving, carpet, radiator.

Outside: The property benefits from a large rear and side garden laid in grass, chipped stones and tarmac. There is a patio area and summerhouse perfect for alfresco dining and BBQs. Off-street parking to accommodate a number of vehicles and a substantial stone built outbuilding with power and light measuring 39' 37" x 14' 5" (12m x 4.40m).

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01542 882537. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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