

Millwood

Millwood | Coldhome | Keith | Moray



Galbraith



An impressive, detached family home in a quiet yet accessible rural setting



Keith about 2.2 miles | Elgin about 19.3 miles | Aberdeen about 49.4 miles.
(All distances are approximate)

About 0.7 acres (0.28 hectares)

3 reception rooms. 5 bedrooms

Delightful rural setting

Extensive and flexible accommodation over two storeys

Generous garden grounds

Integral garage

Close to a wide range of local amenities

Guide Price £400,000

Galbraith

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galbraithgroup.com

Situation

Millwood sits in a wonderful position to the south of Keith (about 2 miles) in the picturesque and highly desirable county of Moray. Keith offers a good range of local amenities including a variety of shops, supermarkets and both primary and secondary schooling, a railway station and easy access onto the A96 trunk road. Private schooling is available at Gordonstoun School in Duffus (about 25 miles). To the east lies Huntly (about 12 miles) which also has a good range of amenities and shops whilst Elgin (about 19 miles) provides extensive further amenities. Aberdeen International Airport is about 46 miles away offering regular domestic and international flights whilst the city of Aberdeen (about 49 miles) provides all of the facilities one would expect from a cosmopolitan city including excellent shopping and a superb choice of restaurants, galleries, sports facilities and theatres.

Moray (including the historic county of Banffshire) is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breath taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb salmon and trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in the region also include 'The Whisky Trail', 'The Speyside Way', Cairngorms National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

Description

Millwood is a substantial detached house located in an accessible and very peaceful rural setting to the south of Keith. Built in 2007 of harled block with some stone facing under a pitched tile roof, the house provides extensive and flexible accommodation over two storeys. On the ground floor, a vestibule and spacious reception hall leads to the triple aspect sitting room, a dining room which links to a sun room with fine south facing views and also the very impressive and very well equipped kitchen / living room. Also on the ground floor are a utility room, shower room and a study / fifth bedroom. An integral garage provides excellent storage space. On the first floor, the landing / seating area leads to the master bedroom (en suite) a family bathroom and three further good sized bedrooms. The house has a bright and airy feel with large double glazed windows flooding the interior with natural light.



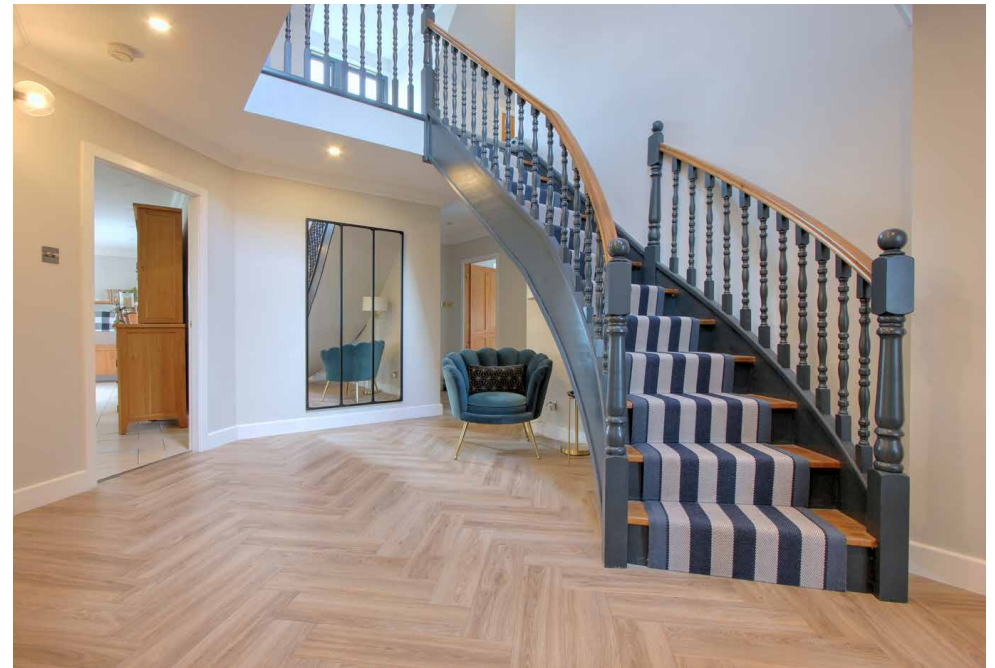
The triple aspect sitting room with a wood burning stove, the sunroom with lovely southerly views over open farmland and the large kitchen / family room are particularly impressive rooms. The house is heated using oil with under floor heating on the ground floor.

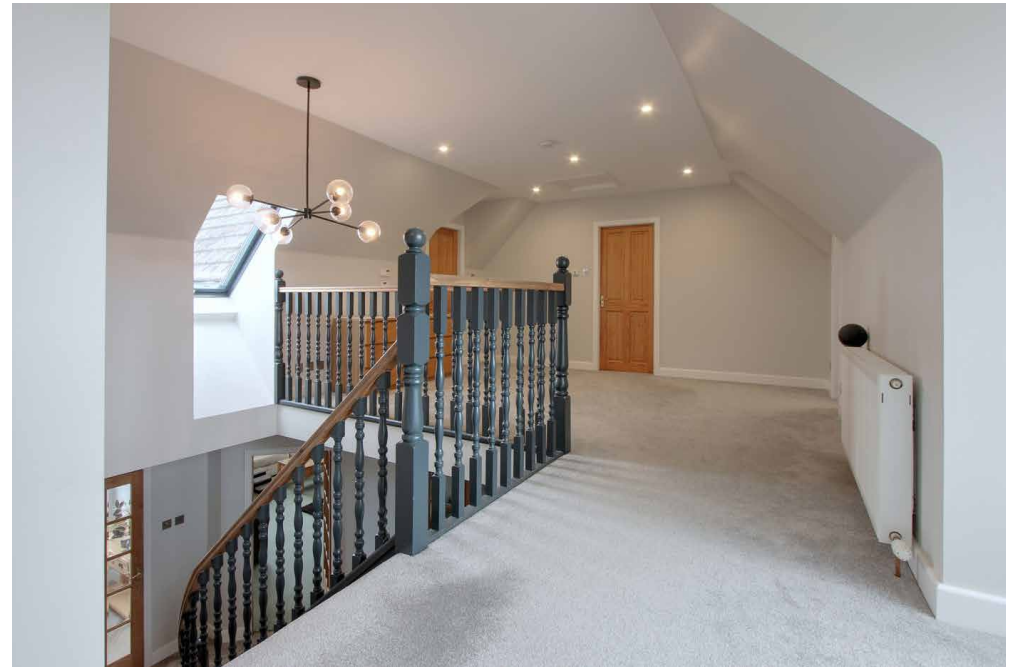
Outside, the grounds extend to about an acre and include areas of lawn, a gravelled parking area with ample space for several vehicles, a patio and various useful timber outbuildings.

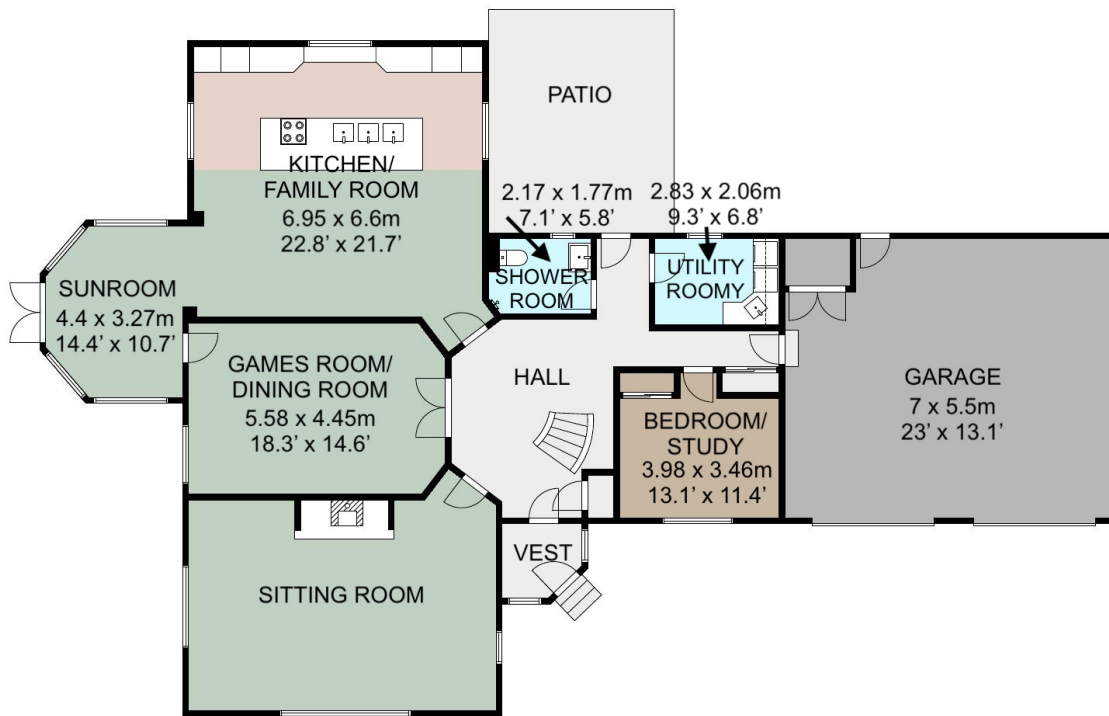
Accommodation

Ground Floor: Vestibule. Hall. Sitting Room. Dining Room. Sun Room. Kitchen / Living Room. Study / Bedroom. Shower Room. Utility Room. Double Garage.

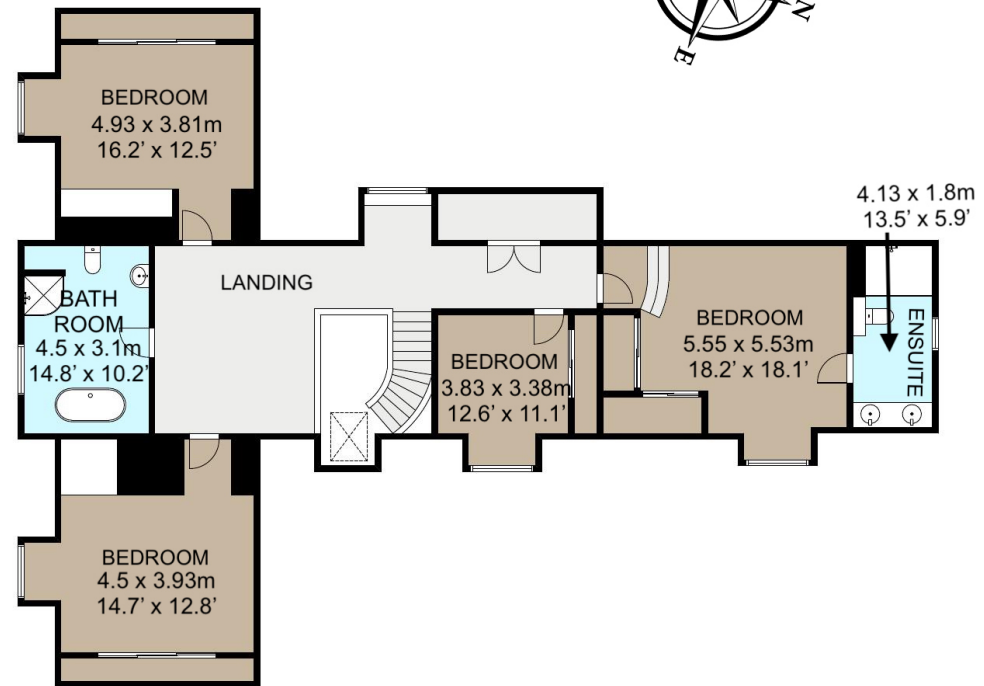
First Floor: Landing / Seating Area. Bathroom. 4 Bedrooms (1 En Suite).



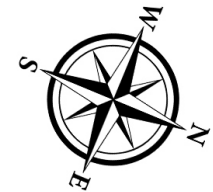




FLOOR 1

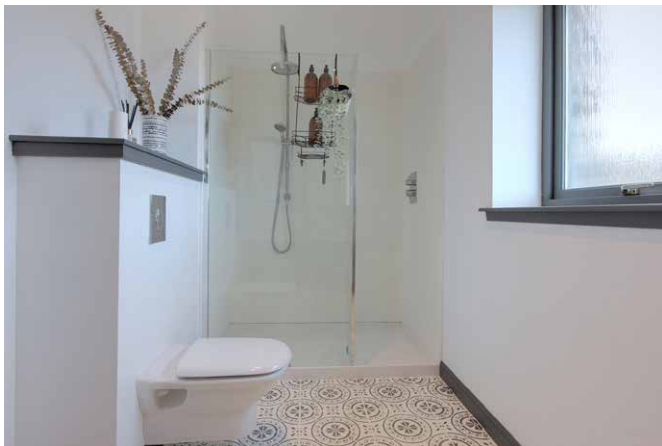


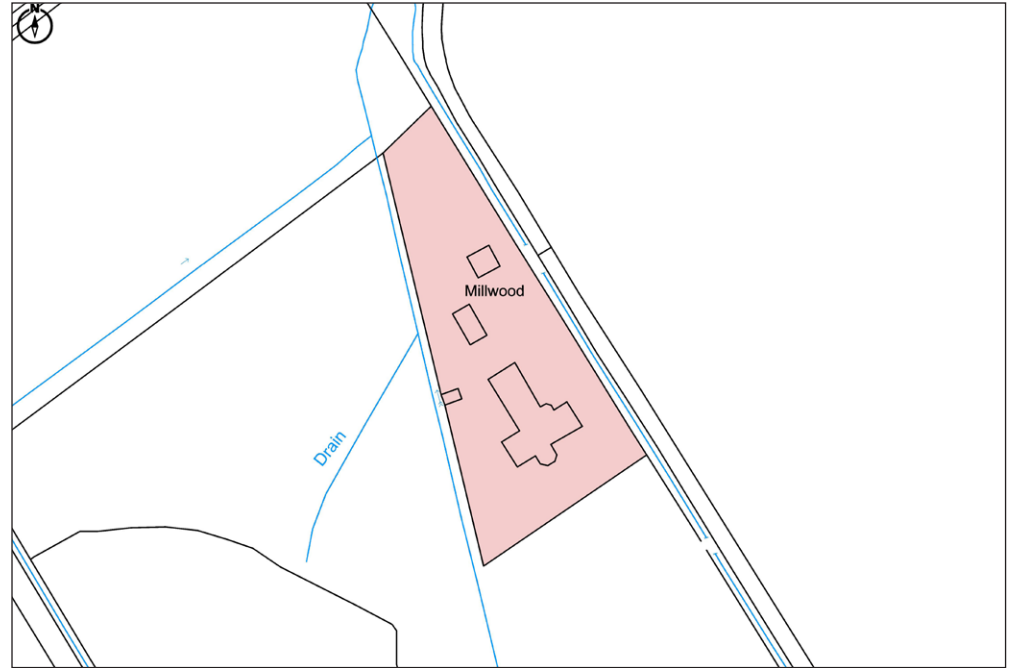
FLOOR 2



Millwood, Keith, AB55 5NX

Illustration for identification purposes, actual dimensions may differ. Not to scale.





Tenure

Freehold

Local Authority

Moray Council

Council Tax

Band G

EPC

Band C

Services

Private water | Mains electricity | Private drainage | Oil heating | Broadband * | Mobile Signal*

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Directions

From Keith, head south east of town on the A96. Immediately after passing the show ground, turn right onto a single track road (Denwell Road). Continue for about 1.4 miles before turning left onto a private farm track where Millwood is located on the right hand side after about 150m. (See location plans for details).



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Postcode: AB55 5NX

Solicitors

TBC

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

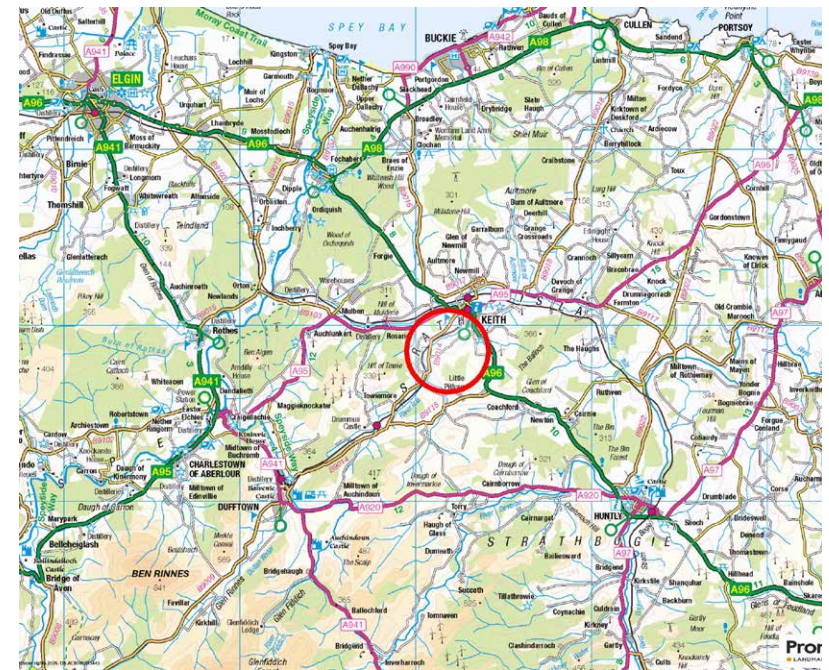
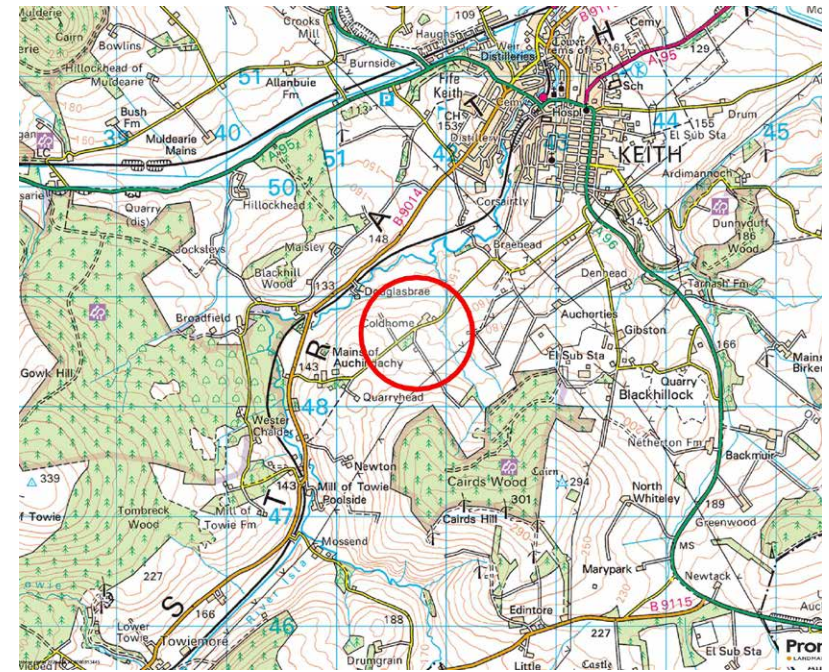
Viewings

Strictly by appointment with the Selling Agents.

IMPORTANT NOTES 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in Feb 2026

ANTI MONEY LAUNDERING (AML) REGULATIONS Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.







Galbraith