

ROEHILL HOUSE
CROSSROADS, KEITH, MORAY



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Delightful rural home with exceptional views over open farmland

Keith 5 miles ■ Elgin 22 miles ■ Aberdeen 53 miles ■ Inverness 60 miles

- 2 reception rooms. 4 bedrooms
- Bright and spacious accommodation
- Peaceful yet easily accessible location
- Generous, enclosed garden with summerhouse
- Stunning countryside views
- Excellent large double garage

Acreage 0.39 acres (0.16 hectares)

Offers Over £360,000

Galbraith

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SITUATION

Roehill House sits in a secluded position to the north east of Keith. Keith offers a good range of local amenities including a variety of shops, supermarkets, a cottage hospital and both primary and secondary schooling. The town also provides additional extensive facilities including a railway station and easy access onto the A96 trunk road. To the south lies Huntly which also has a good range of amenities and shops. Aberdeen International Airport is about 48 miles away offering regular domestic and international flights. Aberdeen (about 53 miles) offers a wide range of amenities including excellent shopping facilities and a superb choice of restaurants, galleries, clubs and theatres.

DESCRIPTION

Roehill House is a fine detached house located in a spectacular setting near Grange, about 6 miles east of Keith. Sitting in a wonderful elevated position, the house enjoys spectacular panoramic views over Strathspey, Strathisla and over to the Cairngorms. Constructed using a rendered block built cavity wall under a pitched slate roof, it sits very nicely in its surroundings and provides well-appointed accommodation over two storeys. The front door opens into a welcoming entrance hall with a staircase to the first floor. From here a door leads to the wonderfully bright and generously sized sitting room, which has a multi fuel stove that supplements the hot water system. This leads on to the dining area and then to the home office. The well-equipped dining kitchen can be found to the left, which has bespoke wall and floor units and various integrated appliances and leads to the generous Utility and WC to the back of the house. The family bathroom completes the accommodation on the ground floor. On the first floor, there is a master bedroom with an en suite shower room and dressing room, three double bedrooms and a box room. Roehill House has a lovely bright and airy atmosphere and the double glazed windows open up the stunning views, particularly from the kitchen and living room, whilst the flexible room layout ensures that the house can easily be adapted according to individual requirements. It is double glazed, heated using a back boiler and oil central heating with private drainage.

ACCOMMODATION

Ground Floor: Hall. Living/Dining Room. Home Office. Dining Kitchen. Utility Room. Bathroom. WC.

First Floor: 4 Bedrooms (Master En Suite and Dressing Room). Box Room

GARDEN

Outside, the grounds extend to about a third of an acre and comprise a wonderful mature garden with an area of lawn to the front, well stocked raised beds, a shed, log shed, polytunnel and summerhouse. Ample parking is available on the gravelled driveway and a detached double garage and large workshop provide useful storage space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band E	C:74	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Keith, take the A95 towards Banff. After about 2.5 miles, turn left (at Auchinhove Farm) onto the B9018 sign posted to Cullen. After about 1.3 miles turn left and continue for about 1.4 miles where Roehill House can be found on the right.

POST CODE

AB55 6LQ





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: messaging.filled.theme

SOLICITORS

Harper Macleod, Elgin

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



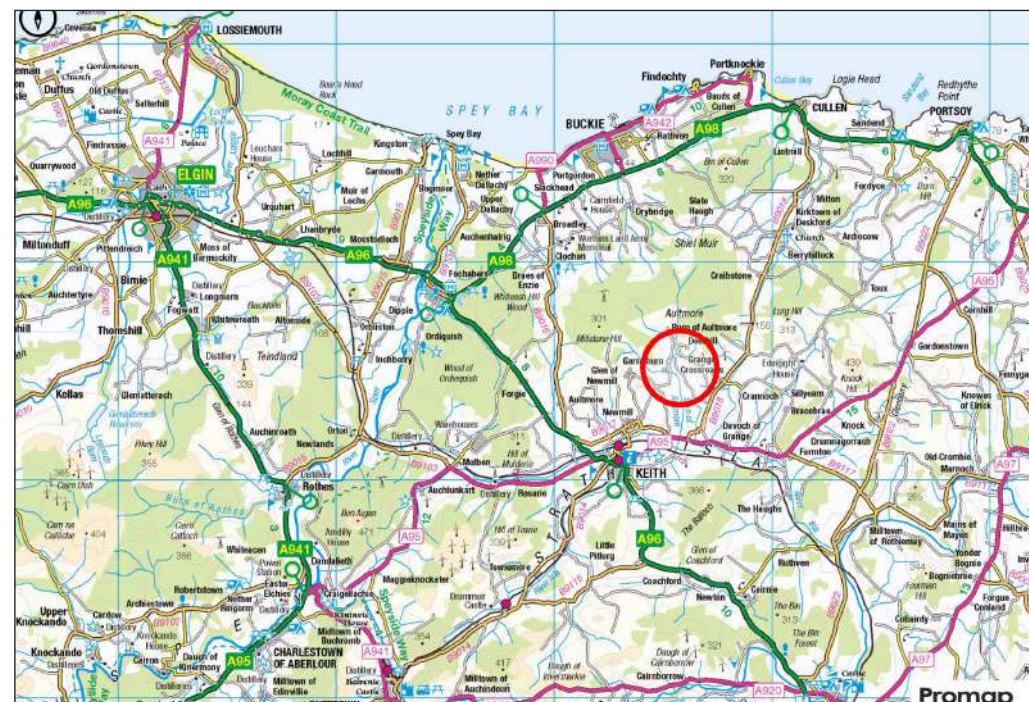


Roehill House, Crossroads, Keith AB55 6LQ

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

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 July 2025







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