



**Harper
Macleod LLP**
Estate Agents & Solicitors



49 High Street, Archiestown, AB38 7QZ

Offers over £320,000

Traditional detached house with all the comforts of modern living yet retaining many original period features situated in the heart of the Speyside village of Archiestown. The accommodation comprises on the ground floor: entrance hallway, lounge, dining room, family room, dining kitchen; utility room; shower room; library/study and on the first floor; three good size double bedrooms (one with en-suite) and a bathroom. The property further benefits from oil central heating; double glazing, spacious garden; off-street parking and a stable block.

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ENTRANCE HALLWAY



Composite and glazed entrance door; tile effect flooring; ceiling light fitting; cast iron radiators; spacious storage cupboard; second shelved storage cupboard.

LOUNGE

16'0" x 12'0" (4.89m x 3.68m)



Windows to front and side; recessed log burner; window seat with log store below; cast iron radiator; stripped wooden floorboards; ceiling light fitting.

DINING ROOM

15'11" x 12'2" (4.87m x 3.71m)



Window to front; feature fireplace with open fire; cast iron radiator; stripped wooden floorboards; ceiling light fitting.

LIBRARY

8'4" x 8'3" (2.55m x 2.52m)

Internal room; fixed shelving on three walls; wood effect flooring; ceiling light fitting.

DINING KITCHEN

18'0" x 14'3" at longest and widest (5.50m x 4.36m at longest and widest)



Window to side; fitted kitchen in cream wood effect; Leisure Rangemaster dual fuel cooker; Leisure cooker hood; integrated dishwasher; space for American style fridge freezer; ceramic tile flooring; two ceiling light fittings.

FAMILY ROOM

11'8" x 9'6" (3.57m x 2.91m)



French windows to the rear garden; wall mounted TV bracket; wood effect flooring; ceiling light fitting.

UTILITY ROOM

6'4" x 4'3" (1.95m x 1.31m)



Window to side; base unit; stainless steel sink; plumbing and space for washing machine; ceramic tile flooring; ceiling light fitting.

SHOWER ROOM

7'7" x 2'6" (2.33m x 0.78m)



Internal room; sink; WC and shower cubicle with electric shower; ceramic tile flooring; Chrome towel radiator; inset ceiling spotlights.

BOOT ROOM

7'8" x 4'11" (2.34m x 1.50m)

Composite and glazed door to the rear garden; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING

Painted wood staircase; Velux window to front; fitted carpet; ceiling light fitting.

BEDROOM 1

21'3" x 16'4" approx at longest and widest (6.5m x 5m approx at longest and widest)



Double aspect to side and rear; French doors to the roof top

area; fixed bedroom furniture; fitted carpet and wood effect flooring.

EN-SUITE SHOWER ROOM

8'8" x 6'9" (2.66m x 2.06m)



Window to side; vanity mounted sink; WC and shower enclosure with Aqualisa smart shower; ceramic tile flooring; inset ceiling spotlights; wall mounted light up mirror.

BEDROOM 2

14'0" x 12'2" (4.27m x 3.72m)



Dormer window to front; fitted carpet; ceiling light fitting.

BEDROOM 3

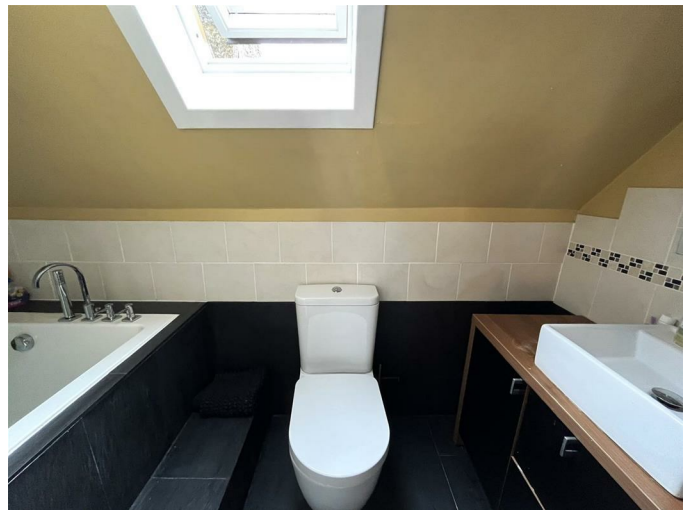
15'1" x 12'4" (4.60m x 3.78m)



Dormer window to front; range of built-in wardrobes; plumbed in sink; fitted carpet; ceiling light fitting.

BATHROOM

9'5" x 3'11" (2.88m x 1.20m)



Velux window to rear; vanity mounted sink; WC and bath with shower over; ceramic tile flooring; inset ceiling spotlights; chrome towel radiator.

STABLE BLOCK

Tack room; two stalls; power and light.



OUTSIDE



The garden to the front is mainly lawn and bound by traditional stone wall with mature shrubs and trees giving a good degree of privacy. The rear garden has areas of lawn; children's play area; mature planted borders; dog kennel; greenhouse; rotary clothes dryer.

NOTES

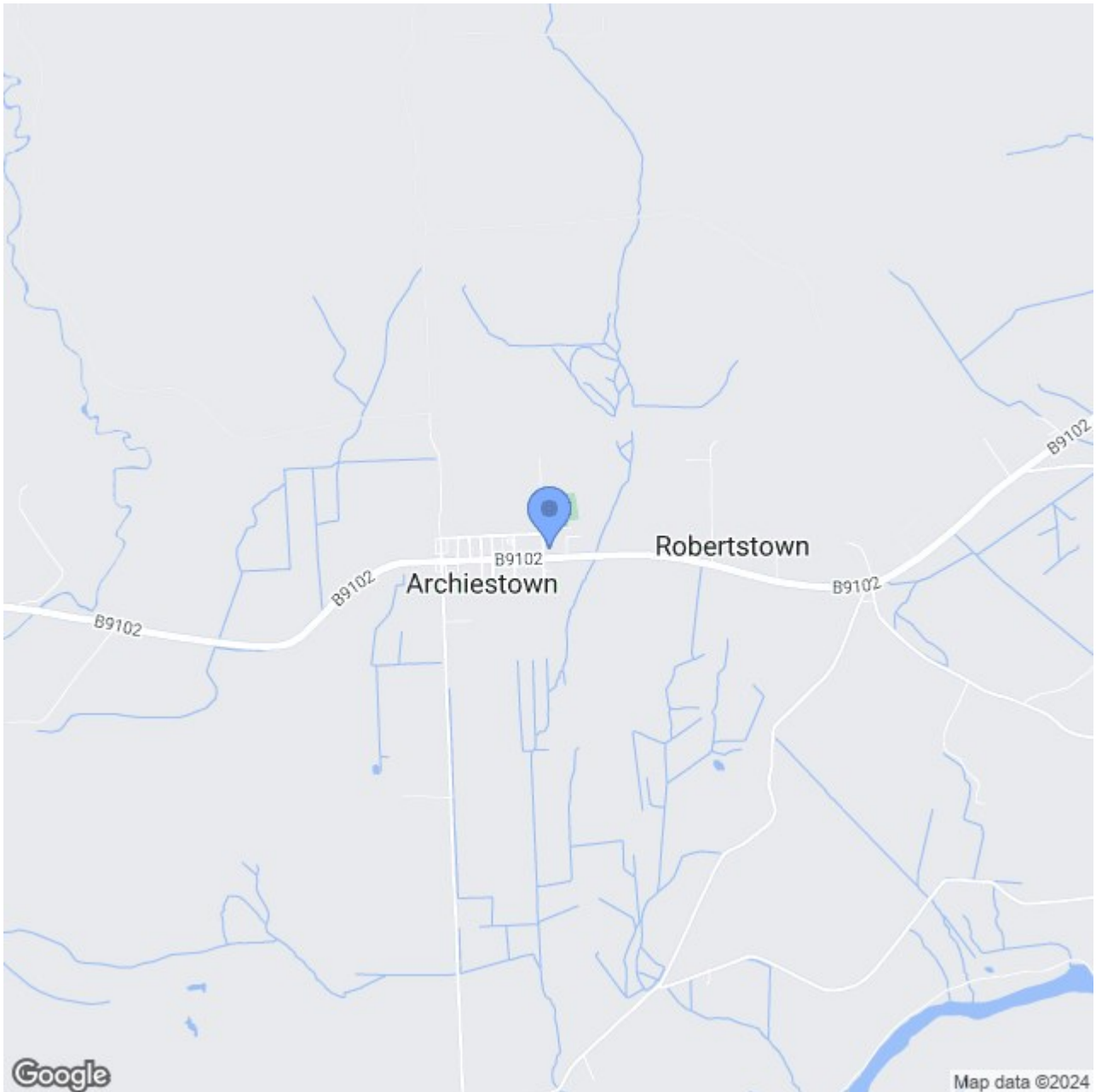


Included in the asking price are all carpets and fitted floor coverings, all light fittings and shades; all bathroom, shower room and guest WC fittings; the Leisure Rangemaster cooker, hood and integrated dishwasher in the kitchen and the dog kennel, greenhouse and rotary clothes dryer in the garden.

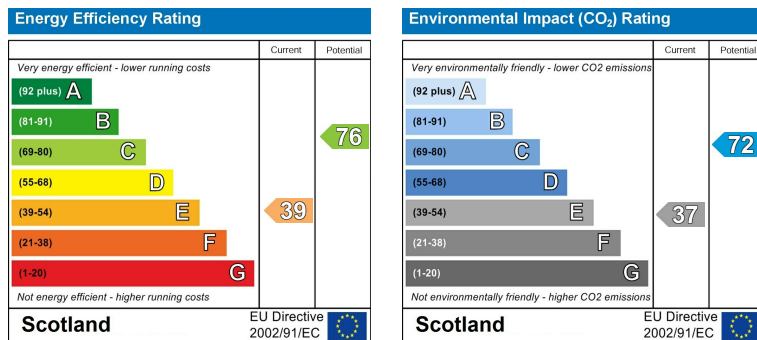
Council Tax Band: D



Area Map



Energy Efficiency Graph



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