



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Burnroy Cottages, High Street, Archiestown, AB38 7QZ
Offers over £165,000

Modern two-bedroom semi-detached house situated in the charming village of Archiestown in Speyside. The accommodation comprises: entrance porch, hallway, lounge, kitchen, two double bedrooms and shower room. The property, which would make an ideal first time buy or holiday home, further benefits from electric heating, double glazing, driveway and spacious garden.

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ENTRANCE PORCH



UPVC & glazed entrance door, glazed on three sides, ceiling light fitting, fixed storage unit, wood effect flooring, UPVC & glazed door leads to hallway.

HALLWAY

Solid oak flooring, staircase to first floor.

KITCHEN

23'2" x 8'10" (7.07m x 2.70m)



Window to rear, inset ceiling spotlights, tile flooring, fitted kitchen in grey, built-in oven, electric hob, hood, under-counter fridge, plumbing & space for washing machine, built-in spacious storage cupboard, under-stair storage cupboard housing electric consumer units, opening through to lounge.

LOUNGE

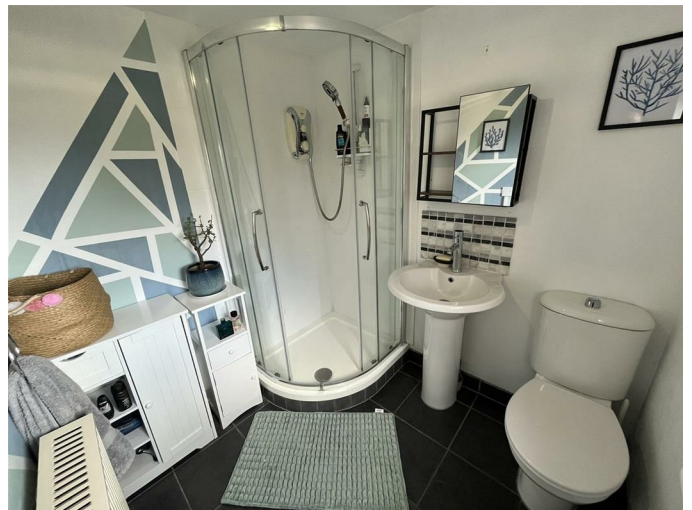
15'9" x 10'0" (4.81m x 3.07m)



French doors lead out to the garden, window to front, inset ceiling spotlights, solid oak flooring, fireplace with wood burning stove.

SHOWER ROOM

7'3" x 5'11" (2.21m x 1.81m)



Window to front, ceiling light fitting, WC, pedestal sink, walk-in shower cubicle with Mira electric shower, tile flooring, extractor.

STAIRCASE & LANDING



Window to rear, ceiling light fitting, fitted carpet.

BEDROOM 1

11'5" x 10'0" (3.50m x 3.07m)



Window to front, ceiling light fitting, fixed wall shelf, built-in storage cupboard, fitted carpet.

BEDROOM 2

11'6" x 9'3" (3.53m x 2.83m)



Window to front, ceiling light fitting, fixed wall shelf, built-in storage cupboard, fitted carpet.

OUTSIDE



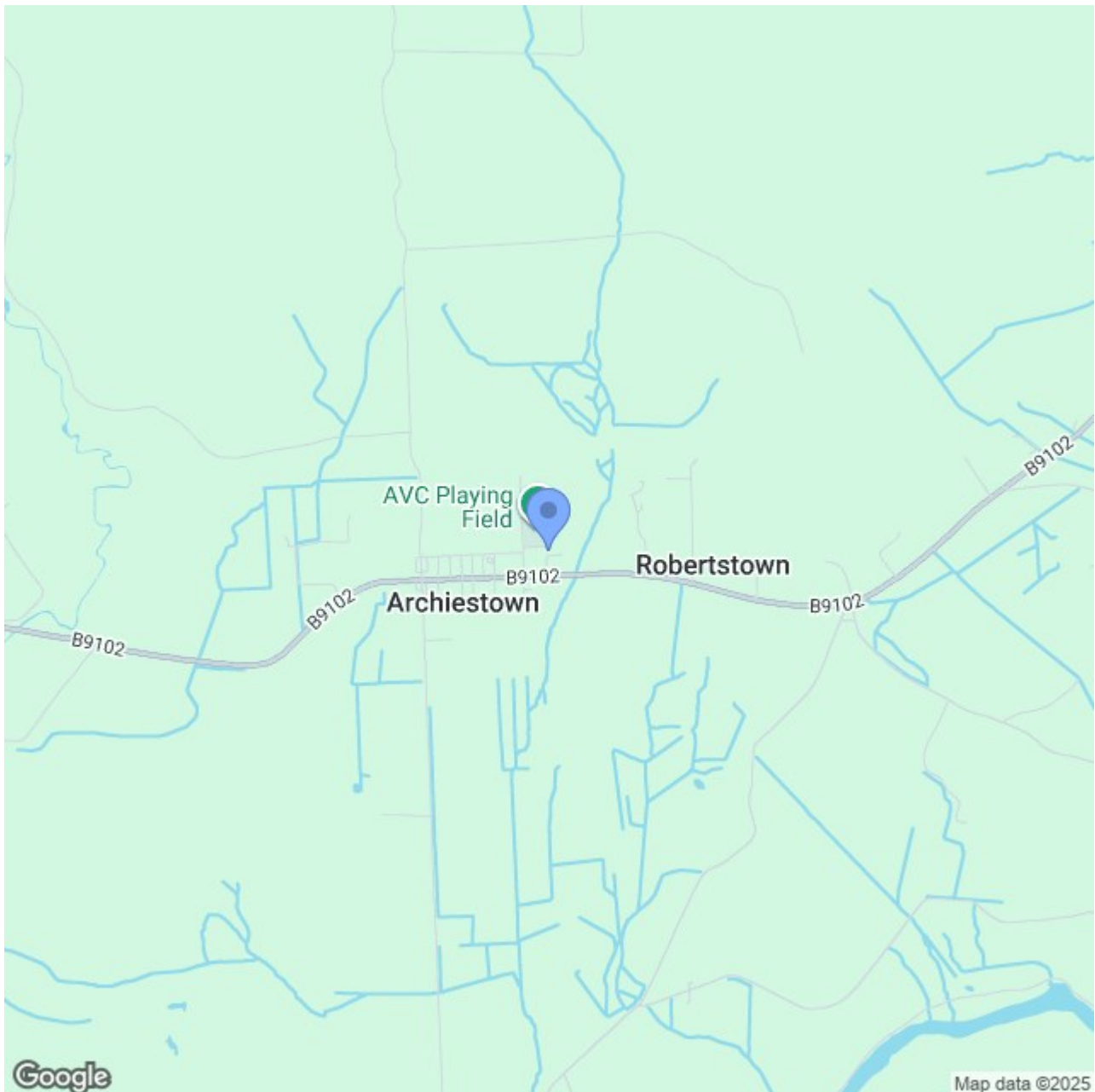
There is a gravelled driveway providing off-street parking for several vehicles. The side & rear garden is laid to lawn with a variety of trees and shrubs, area of decking, wooden sheds, rotary clothes dryer. A gate to the rear leads out to a public playing field.

NOTES

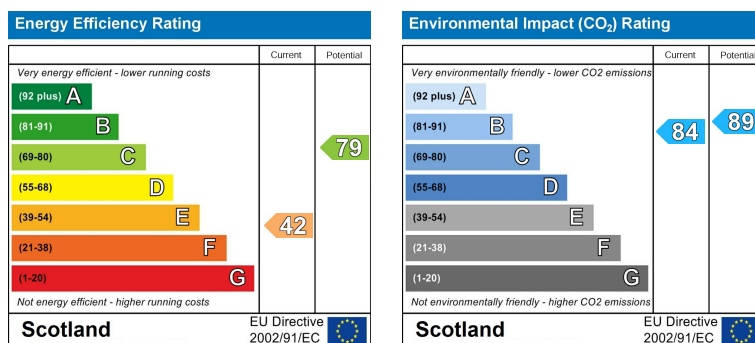
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings, the oven, hob and hood, under-counter fridge in the kitchen, wood burning stove in the lounge. and the two wooden sheds in the garden.

To book a viewing, contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



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