



**33 High Street, Archiestown, AB38 7QZ**

**Offers Over £120,000**

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**abs+**  
estateagents

End-terraced property within a row of houses enjoying a convenient situation within the attractive village of Archiestown and the beautiful surroundings of Speyside.

The property is set back off the road with spacious gardens to the front, side and rear

Making an ideal first time buy opportunity or buy to let holiday property, the accommodation is over two floors and comprises : Entrance Hall, Lounge, Kitchen, 2 Bedrooms and Bathroom. The property is double glazed and has an Eco Stove which serves a series of radiators and also heats the hot water via a cylinder..

#### Entrance Hall

4'4" x 3'1" (1.32m x 0.94m)

UPVC front door leads to the Entrance Hall. Door to Lounge and Staircase to upper floor. Smoke detector and pendant light



#### Lounge

11'8" x 13'10" (3.56m x 4.22m)

Good sized lounge with window to the front with curtain pole and curtains. Wood burning stove with wood mantelpiece above. Cupboard. Fitted carpet, triple light fitting, carbon monoxide detector and smoke detector. Door to:-

#### Kitchen

11'10" x 7'2" (3.62m x 2.20m)

Fitted with a basic range of base and wall mounted units. Stainless steel sink and drainer beneath window to the rear with venetian blinds. Washing machine, cooker and fridge freezer. Laminate flooring, radiator and strip light. Door to:-



#### Rear Hall

Door to side of the property. Cupboard, laminate flooring, radiator, light fitting and coat hooks.





### Upper Floor

Fitted carpet, radiator, hatch to loft space and smoke detector. Window to the side with venetian blinds. Doors to both Bedrooms and Bathroom.

### Bedroom 1

12'10" x 9'8" (3.92m x 2.97m)

Double bedroom with window to the front with curtain pole and curtains. Fitted carpet, radiator and pendant light. Cupboard with hanging rail and cupboard with shelving.

### Bedroom 2

9'4" x 11'8" (2.87 x 3.56)

Double bedroom with window to the rear with curtain pole and curtains. Fitted carpet, radiator and pendant light.

### Bathroom

6'6" x 5'7" (1.99m x 1.71m)

Fitted with three piece white suite comprising bath with electric shower fitted over, wash hand basin and WC. Opaque window to the rear. Chrome towel rail radiator, light fitting and laminate floor.

### Outside

Externally, the front garden is mainly laid to lawn with shrubs borders, path down the side of the property leads to the rear garden which extends to approximately 120ft. Semi-detached stone shed. NB there is a right of access around the property for number 35 for wheelie bins etc.

### Home Report

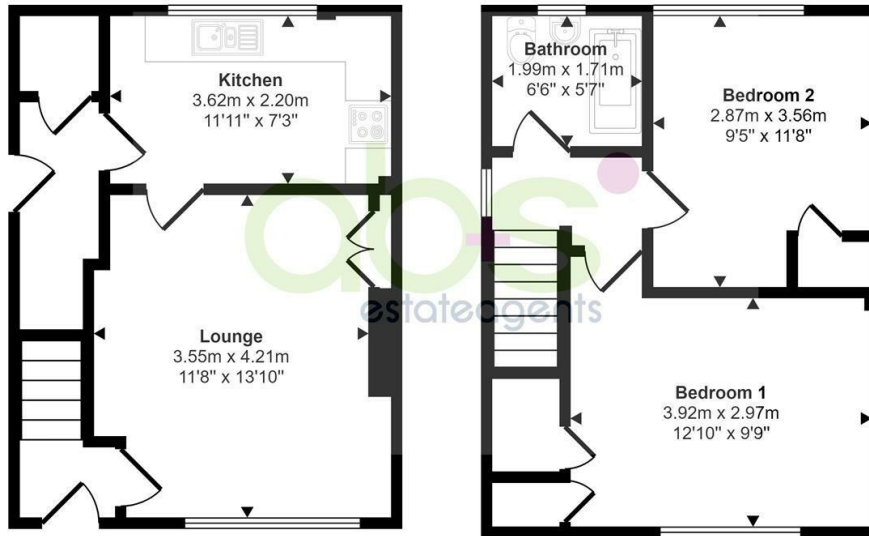
The Home Report Valuation as at November, 2023 is £120,000, Council Tax Band A and EPI rating is E.

### Fixtures and Fittings

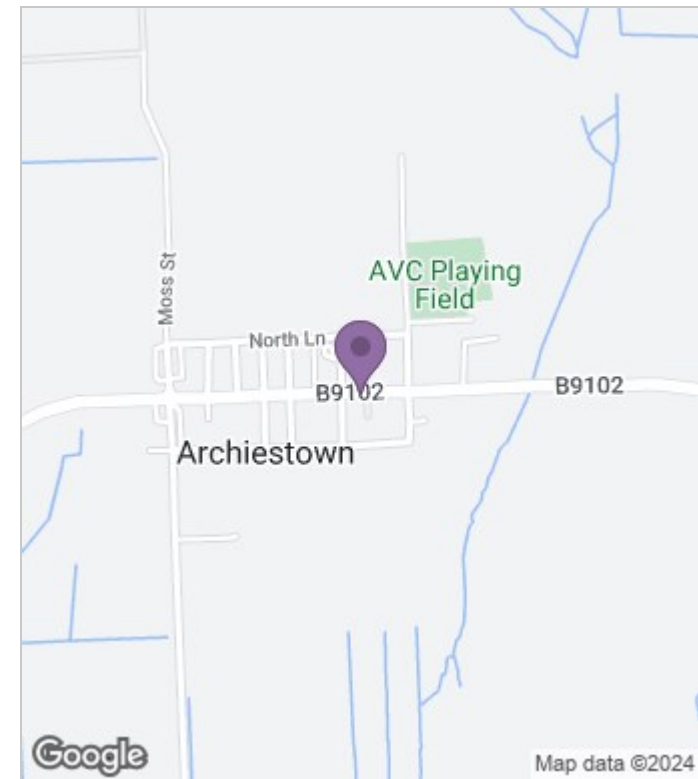
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine and the cooker.



Approx Gross Internal Area  
65 sq m / 702 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>53</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Scotland</b>                             | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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