



## THE CROFT THE CROFT

ARCHIESTOWN, AB38 7QX

£380,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this charming and beautifully finished detached bungalow with double garage, located in the picturesque village of Archiestown. Perfectly combining rural tranquillity with modern comfort, this is an exceptional opportunity to acquire a beautifully finished home offering stylish interiors and immaculate presentation throughout — truly in walk-in condition.

The accommodation comprises a stunning contemporary kitchen/dining room, thoughtfully designed with quality finishes, French doors and ample space for family meals or entertaining. The bright and inviting lounge provides a wonderful area to relax, while the well-appointed utility room, ample storage and convenient VWC add everyday practicality.

There are three generous bedrooms, including a principal bedroom with a sleek en-suite shower room. A beautifully fitted family bathroom completes the layout, with both the kitchen and bathrooms showcasing high-quality fittings and tasteful design throughout.

Set in a peaceful location surrounded by open countryside, The Croft enjoys breathtaking views towards Ben Rinnes and The Convals, offering an exceptional standard of living in a serene and scenic setting.

The Croft is more than just a property — it's a ready-made home offering style, comfort, and tranquillity in one of Moray's most desirable rural villages. For equestrian enthusiasts, there is also the potential to acquire additional land suitable for horses, further enhancing the appeal of this outstanding home.

 **ARANCI  
& FIRTH**  
PROPERTY

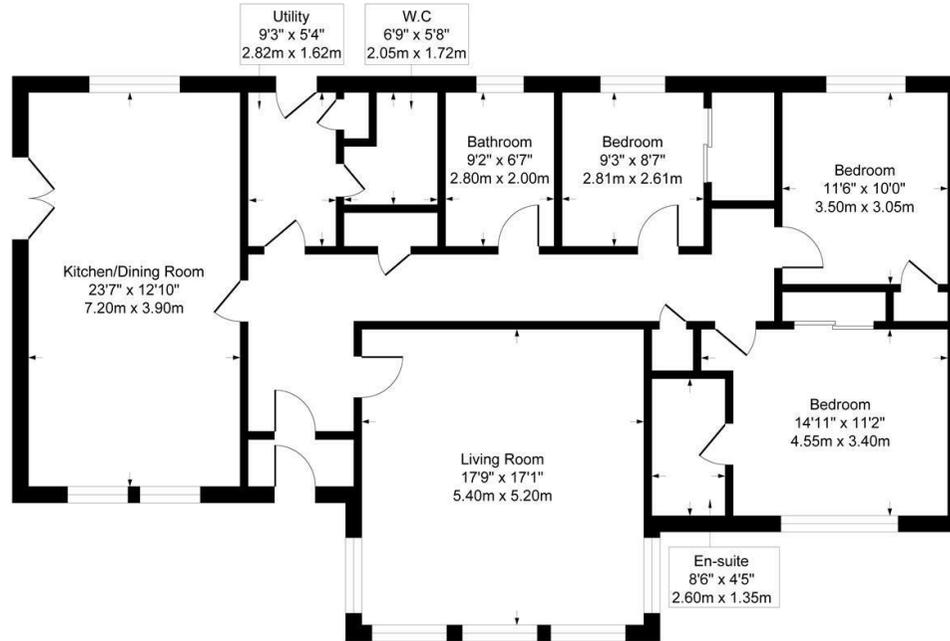
# THE CROFT THE CROFT

- Beautifully presented detached bungalow with double garage, in the picturesque village of Archiestown
- Immaculate, walk-in condition with high-quality finishes throughout
- Contemporary kitchen/dining room designed for both family living and entertaining
- Bright and spacious lounge with unobstructed views of Ben Rinnes and The Convals, offering a welcoming and relaxing atmosphere
- Three generous bedrooms, including a principal with sleek en-suite shower room
- Stylish family bathroom and convenient WC, both finished to a superb standard
- Stunning countryside views towards Ben Rinnes and The Convals
- Peaceful rural setting providing the perfect balance of serenity and accessibility
- Option to acquire additional land for equestrian use, ideal for horse owners
- A rare opportunity to enjoy modern comfort and rural charm in a highly sought-after Moray location





**Approximate Gross Internal Area  
1488 sq ft - 138 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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 2002/91/EC	

**EPC Rating: D Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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