

HIGH STREET ARCHIESTOWN AB38 7QZ



Located in the heart of Archiestown village is this 3/4 Bedroom Detached House with a spacious Rear Garden. The property features a Detached Studio which was formally used as a Beauticians shop premises.

Accommodation comprises on the Ground Floor an Entrance Hallway, Lounge, Kitchen/Diner, Conservatory, Ground Floor Bedroom & Bathroom. The First Floor Accommodation comprises a Landing/Study Area, 2 Double Bedrooms, a 3rd possible bedroom/Study & a Cloakroom WC.

Double Glazing
Oil Central Heating
Spacious Garden with an Outbuilding and Detached Studio

EPC Rating - E

FIXED PRICE £175,000

grampian**property**centre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk



Entrance to the property is via a front entrance door with a single glazed panel window which leads in to the Entrance Hallway.

◆ **Entrance Hallway**

Pendant light fitting
Meter box cupboard
Tile effect flooring

◆ **Lounge: 15'10" x 11'4" (4.82 x 3.45)**



Coved ceiling with a ceiling light fitting
Double glazed window to the front aspect
2 double radiators
Recessed alcove with cupboard space beneath
Fireplace surround with an electric fire
Wood styled flooring



◆ **Inner Hallway**

Ceiling light fitting
Shelved storage cupboard
Built-in walk-in style cupboard with shelving
Wood styled flooring





◆ **Kitchen/Diner: 15'11" x 11'10" (4.85 x 3.6)**



Pine lined ceiling with 3 ceiling light fittings
Double glazed window to the front & rear aspects
Double radiator
Wall mounted cupboards & fitted base units with roll top work surfaces
Single sink with drainer unit & mixer tap

Space to accommodate a free standing electric cooker (this item is to remain)
Space to accommodate a fridge, washing machine & dishwasher
The room provides space to accommodate a dining table
Tile effect flooring



Doors lead to the Conservatory, Ground Floor Bedroom, Bathroom & a Staircase leads to the First Floor Landing.

◆ **Conservatory: 8' x 11'4" (2.44 x 3.45)**

Polycarbonate roof
Double glazed windows to the sides & rear aspects
Double radiator
Sliding patio door to the rear aspect which gives access out to the Garden
Laminate flooring

◆ **Ground Floor Bedroom: 15'10" x 8'9" plus door recess (4.82 x 2.66)**



Ceiling light fitting
Double glazed window to the front & side aspects
Double radiator
Laminate flooring





◆ **Ground Floor Bathroom: 11'6" x 5'4" (3.5 x 1.62)**



Coved ceiling with a ceiling light fitting
Double glazed frosted window to the rear aspect
Double radiator
4 piece suite with a Quadrant shower cubicle with tiled walls & an electric Mira shower within & a corner style bath
Tiled walls
Tile effect flooring

◆ **First Floor Accommodation**

◆ **Landing/Study Space: 11'11" x 6'7" (3.62 x 1.99)**



Pendant light fitting & door leads in to the main Landing Area
Pendant light fitting
Double glazed window to the front aspect
Double radiator
Space to accommodate a computer desk
Fitted carpet
A second door leads into the remainder of the Landing which has a pendant light fitting, a double cupboard & doors lead to Bedroom 1 & the Cloakroom.

Built-in cupboard either side of the Landing Area with fitted lighting

◆ **Bedroom 1: 15'10" maximum x 11'9" (4.82 x 3.57)**



Pendant light fitting
Double glazed window to the front aspect
Double radiator
Fitted carpet





◆ **Bedroom 2: 11'7" x 15'11" maximum (3.52 x 4.85)**



Ceiling light fitting
Double glazed window to the front aspect
Double radiator
Laminate flooring



◆ **Study / 3rd Bedroom: 8'11" maximum x 11'11" (2.72 x 3.62)**



An ideal study space or could be used as an occasional bedroom
Pendant light fitting
Internal frosted window which allows light in from the Landing Area
Single radiator
Laminate flooring



◆ **Cloakroom: 8'10" x 2'11" *(2.69 x 0.88)**

Pendant light fitting
Double glazed Velux window to the rear aspect
Loft access hatch
WC & wash hand basin
Laminate flooring

Description Act

is advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.





◆ **Outside Accommodation**

◆ **Large Rear Garden: Approx 78' deep**



Flower bed features
Rear area of the Garden is laid to lawn with a raised decked seating area

Generous sized Garden mostly laid to lawn with a side entrance gate
Sheltered wood store area
Plastic oil tank
Pathway leads down the Garden



◆ **2 Outbuildings**

◆ **Rear Outbuilding: Approx 21' x 13'9" internal**

A double gated access gives from the road gives access into this area
Double door entrance to the front
Strip light within
Window to the side aspect

◆ **Detached Studio: 17'6" x 13'2"**

(Previously utilised as a Beauticians Therapy Room)



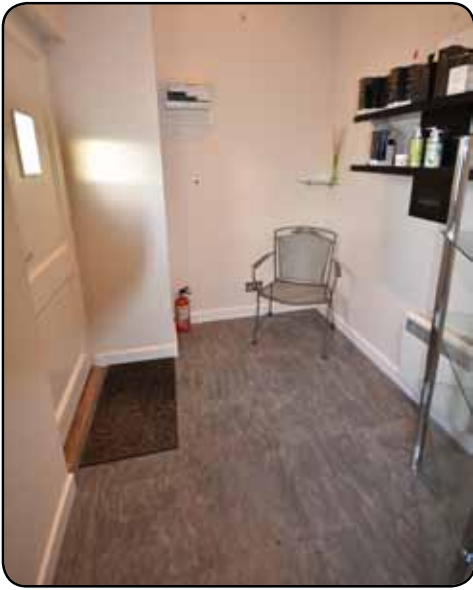
Modernised by the current owners to be used as a therapy room, this was registered as a commercial space but at the moment there is no registration currently in place for this building to be used for business purposes so buyers would need to make enquiries regarding the requirements for this.

Front entrance door which leads into an entrance hallway.





◆ **Entrance Hallway: 7'7" maximum x 6'1" (2.3 x 1.84)**



Recessed lighting & emergency lighting
Mains smoke alarm
Electric panel heater
Telephone point
Tile effect flooring

◆ **Main Area: 13'2" x 9'7" (4.01 x 2.91)**



Vaulted style ceiling
Recessed ceiling lighting
2 double glazed Velux windows
Double glazed window to the front aspect
Electric panel heater
Pedestal wash basin with mixer tap
Power points
Tile effect flooring

A door leads to a good sized Shower Room.

◆ **Shower Room: 7'7" x 6'9" (2.3 x 2.04)**

Recessed ceiling lighting
High level cupboard which houses the electric hot water tank
Quadrant shower cubicle with wet wall finish within (plumbing in place but the electric shower has been removed)
Press flush WC
Pedestal wash basin
Double glazed frosted window to the rear aspect
Electric panel heater
Tile effect flooring



Village Green



Note 1

All fitted blinds, floor coverings and light fittings are to remain, as well as the cooker in the Kitchen.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Council Tax

Band - D

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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