

Burnroy House
High Street
Archiestown
AB38 7QZ



OIRO £380,000

Set within approximately 1 Acre is this spacious 5 Bedroom Detached House.

The property benefits from a central and convenient village location in Archiestown and features superb mature gardens which offer secluded privacy.

Features

5 Bedroom Detached House

Set within 1 acre approx.

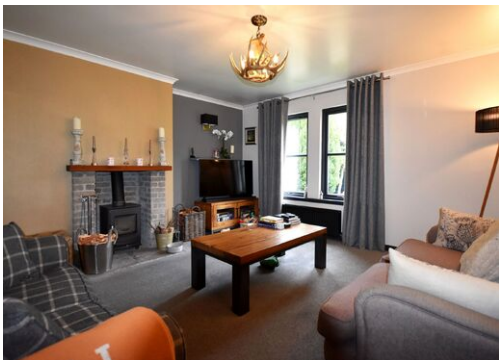
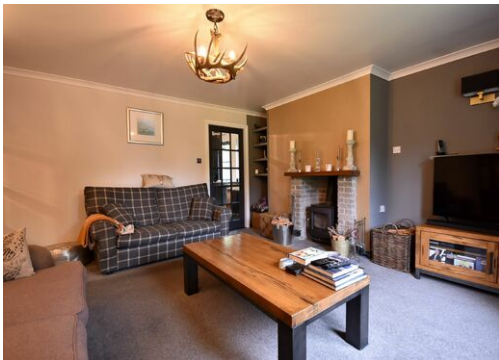
Central Village Location

Private Gardens with Views

Just a few minutes' walk from local village Post Office and the newly refurbished Hotel 1881

Double Glazing

Biomass Central Heating



Set within approximately 1 acre is this spacious 5 Bedroom Detached House.

The property benefits from a central and convenient village location in Archiestown and features superb mature gardens which offer secluded privacy.

Accommodation comprises a Hallway, Lounge with wood burning stove, Dining Room, Sun Lounge, Kitchen, Utility Room, Ground Floor W.C Cloakroom and a generous sized Ground Floor Bedroom with En-Suite.

The 1st floor comprises a Master Bedroom with Balcony overlooking the garden, a 2nd Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Bathroom.

Entrance Vestibule

Pendant light fitting
Double glazed windows to the front and side
Single radiator
Laminate flooring

Hallway

2 pendant light fittings
A carpeted staircase with under-stairs storage cupboard leads to the 1st floor landing
Single radiator
Fitted carpet

Lounge – 14'5" (4.39) x 14'9" (4.49) max

Featuring a wood burning stove
Coved ceiling with light fitting
1 double glazed windows to the front
2 double radiators
Fitted carpet

Dining Room – 13'1" (3.98) x 8'9" (2.66)

This room has an open plan feel to the Sun Lounge
Coved ceiling with a ceiling light fitting
2 double glazed windows to the side
Double radiator
Fitted carpet

Sun Lounge – 11'8" (3.55) x 9'8" (2.94)

A bright room comprising a skylight double glazed Velux window
Double glazed windows to all aspects
Double glazed double doors to the rear lead out to the gardens
Double radiator
Tiled flooring

Kitchen – 18' (5.49) x 8'9" (2.66)

Recessed ceiling lighting
3 double glazed windows to the rear offering a view across the rear garden
Double radiator
Wall mounted cupboards and fitted base units with solid wood worktops
A Belfast designed sink with mixer tap

Space to accommodate a free-standing electric cooker
Space to accommodate an under-counter fridge and freezer
Breakfast bar island
Walk-in larder cupboard
Tile effect flooring

Utility Room – 7'9" (2.35) max x 10'4" (3.15) max and plus cupboard space

Pendant light fitting
Double glazed window to the rear
Single radiator
Fitted bas unit with single sink and drainer unit
Larder storage cupboard with sliding doors
Vinyl flooring

Boiler Cupboard – 6'10" (2.07) x 7'2" (2.18)

Pendant light fitting
The biomass feed hopper and boiler system is housed within this cupboard (this system can be converted to an oil fed system by the new owner if required)
There is also space within for general storage

Ground Floor W.C Cloakroom

Ceiling light fitting
Double glazed window to the rear
Single radiator
Pedestal wash basin and W.C
Fitted carpet

Ground Floor Bedroom 5 with En-Suite Shower Room – 20'7" (6.28) max into the door recess area reducing to 11'9" (3.57) x 10'9" (3.27)

A generous sized room comprising recessed ceiling lighting and 2 drop light bedside light fittings
Double glazed windows to the front
Double radiator
Fitted carpet

En-Suite Shower Room – 8'6" (2.59) x 6'7" (1.99)

Recessed ceiling lighting
Double glazed windows to the front
Heated towel rail
Walk-in designed shower cubicle with mains twin head shower
Floating design vanity unit with wash basin and W.C with illuminated mirror
Vinyl flooring

1st Floor Accommodation

Landing

Pendant light fitting and recessed ceiling lighting

Double glazed window to the rear

2 loft access hatches

Double radiator

A laundry cupboard which has plumbing and space within for a washing machine and tumble dryer

Built-in linen storage cupboard

Fitted carpet

Master Bedroom with Balcony – 19'11" (6.07) max into the window recess and door recess x 12'10" (3.91) max

A room which benefits from a balcony offering lovely views over the rear garden and beyond

2 wall mounted light fittings

Double glazed window to the front

Double glazed double doors to the rear which lead out to the balcony

Double radiator

Built-in wardrobe

Fitted carpet

Bedroom Two with En-Suite Shower Room – 14'9" (4.49) max x 14'4" (4.37) max into window recess and plus wardrobe space

Pendant light fitting

Double glazed window to the front

Double radiator

Built-in double wardrobe

Fitted carpet

En-Suite Shower Room – 6'7" (1.99) max x 5'9" (1.75) max

Recessed lighting

Heated towel rail

Shower cubicle with electric shower and wet wall finish within

Pedestal wash basin and press flush W.C

Laminate flooring

Bedroom Three – 12'1" (3.68) mas plus wardrobe space x 11'2" (3.40) max

Pendant light fitting

Double glazed window to the front

Contemporary styled chrome finish radiator

Built-in double wardrobe and separate storage cupboard

Fitted carpet

Bedroom 4 / Study – 9'9" (2.96) x 5'10" (1.77)

A single bedroom or study space

Ceiling light fitting

2 double glazed Velux windows to the front

Single radiator

Fitted carpet

Bathroom – 8’2” (2.49) max x 7’6” (2.28) max

Recessed ceiling lighting
Double glazed window to the rear
Heated towel rail
Bath with shower screen, mains rain style shower and separate hand shower fitting
Circular sink with mixer tap
Press flush W.C
Vinyl flooring

Gardens

The property is situated within a substantially sized plot which extends to approximately 1 acre, which features a mature rear garden which offers privacy
A number of timber bridges crosses over garden ponds with lawned garden areas at the rear and a small burn
Summer house fitted with electrics and outside lighting benefits from views over the neighbouring fields

Driveway

A block paved driveway provides parking for several vehicles, this leads to a sheltered open garage which benefits from internal lighting and plug socket.

Note 1

All light fittings, floor coverings & blinds are to remain.

Note 2

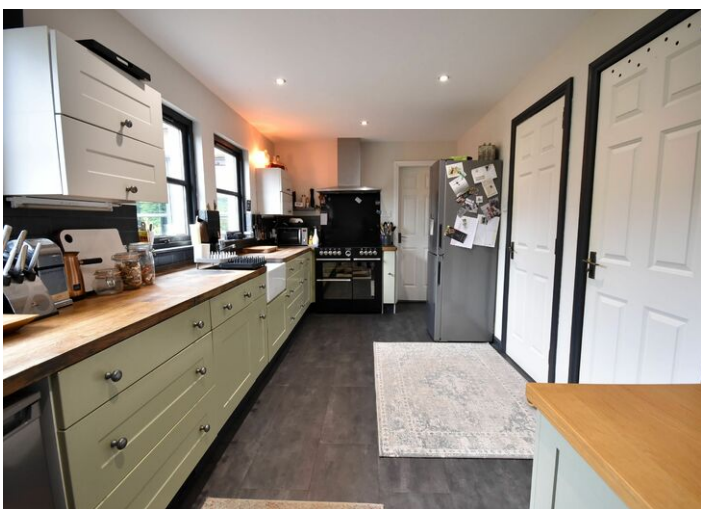
Please note that The Grampian Property Centre has not measured the grounds to confirm the exact plot size.

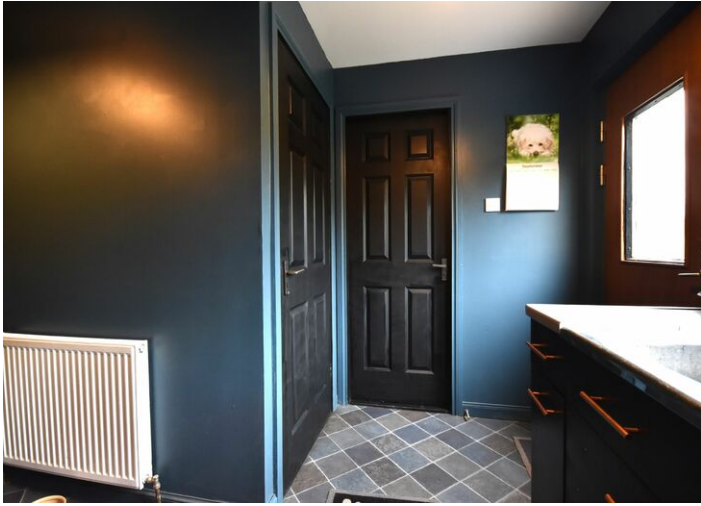
Energy Performance Rate

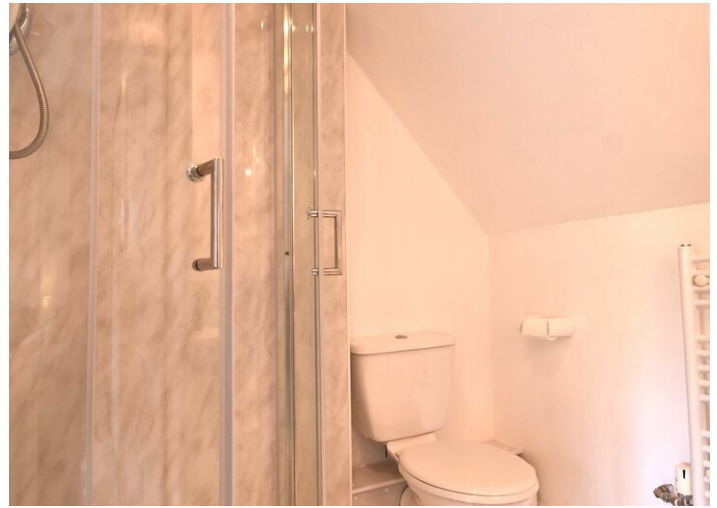
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			52
(21-38) F	38		
(1-20) G			
Not energy efficient - higher running costs			

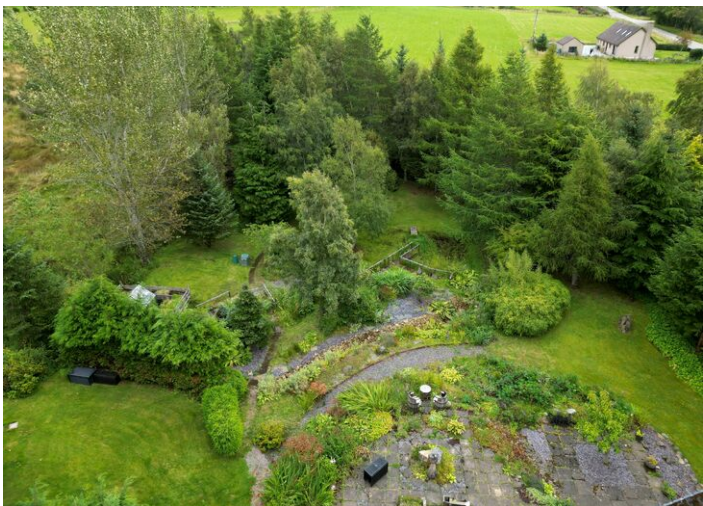
Council Tax Band

Currently E











Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

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

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

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

Entry

By mutual agreement

Offers

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

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.