

Old Croft House
Archiestown
AB38 7RB



Offers Over £295,000

Located just on the outskirts of Archiestown village is this Extended 3/4 Bedroom Detached House which is set within approximately 1 Acre. The property benefits from direct views towards Ben Rinnas.



Features

Set within a 1 Acre Plot approx

Direct Views towards Ben Rinnas

Detached Garage with Workshop and Games Room

Double Glazing

Oil Central Heating

Accommodation comprises an Entrance Vestibule, Hallway, Ground Floor W.C Cloakroom, Lounge featuring a multi-fuel stove, Dining room / 4th Bedroom, a Kitchen / Breakfast Room and a Utility Room. The 1st floor comprises a Master Bedroom with En-Suite Dressing Room (formally was an en-suite shower room), 2 further Double Bedrooms benefiting from views towards Ben Rinnes and a family sized Bathroom.

Entrance to the Property is via front entrance door leading to:

Entrance Vestibule

Ceiling light fitting

Double glazed window to each side aspect

Varnished exposed floorboards

Hallway

2 ceiling light fittings

A carpeted staircase leads up to the 1st floor landing with an under-stairs cupboard

Single radiator

Double glazed French doors lead out from the hallway to the garden

Varnished exposed floor boards

Ground Floor W.C

Recessed ceiling lighting

Vanity unit with a recessed wash basin and a press flush W.C

Single radiator

Tiled flooring

Lounge – 14'1" (4.29) max x 12'8" (3.86)

Double doors from the hallway lead into this room

Ceiling light fitting

Double glazed window to the front benefiting from views towards Ben Rinnes

Double radiator

A fireplace surround with a multi-fuel stove

Fitted carpet

Dining Room / 4th Bedroom – 12'7" (3.83) x 9'8" (2.94)

Ceiling light fitting

Double glazed window to the front offering views towards Ben Rinnes

Double radiator

Varnished exposed floorboards

Kitchen / Breakfast Room – 20'11" (6.38) max reducing to 16'10" (5.13) x 13' (3.96)

A spacious kitchen comprising recessed ceiling lighting

Double glazed windows to both the side and rear aspects of the room

Double radiator

Fitted base units with granite worksurfaces and further unit with a solid wood worktop featuring a breakfast bar seating area

1 ½ style sink with mixer tap

Integrated dishwasher

A free-standing Belling range style electric cooker which features induction hob

Space to accommodate an American style fridge/freezer

A pantry styled walk-in cupboard with lighting and power point within which also provides space to accommodate a chest freezer

Vinyl flooring

A door leads through to the Utility Room

Utility Room – 7'4" (2.23) max into door recess x 5'5" (1.64)

Pendant light fitting

Double glazed windows

Fitted work surface and Belfast design sink with mixer tap

Space to accommodate a washing machine with space on top for a tumble dryer

Tiled flooring

A rear entrance door leads out to the Garden and Detached Garage/Workshop with Games Room.

1st Floor Accommodation

Landing

2 ceiling light fittings

Single radiator

Fitted carpet

Bedroom One with En-Suite Dressing Room – 14' (4.27) x 10'1" (3.07) max into the coombe

Recessed ceiling lighting

2 double glazed Velux windows both with integral blinds to the side

Double radiator

Fitted carpet

En-Suite Dressing Room – 7'4" (2.23) x 8'9" (2.66) max into the coombe

This room was formally an En-Suite Shower Room, so potentially could be reverted back if desired

Recessed ceiling light and extractor fan

Double glazed Velux window to the side with integral blind

Fitted shelf and hanging rail space, and fitted dressing table

Vinyl flooring

Bedroom Two – 13'10" (4.21) max into the coombe x 11'1" (3.37) max reducing to 8'8" (2.64)

plus wardrobe space

Pendant light fitting

Double glazed window to the front offering views towards Ben Rinnes

Double radiator

Fitted wardrobes with sliding doors

Fitted carpet

Bedroom Three – 13'9" (4.18) max into the coombe x 9'9" (2.96)

Pendant light fitting

Double glazed window to the front offering views towards Ben Rinnes

Double radiator

Fitted carpet

Bathroom – 9’7” (2.91) max x 7’5” (2.25)

Ceiling light fitting

Double glazed Velux window to the front which offers views towards Ben Rinnes

Single radiator and a heated towel rail

A 4-piece suite comprising a corner style bath with mixer tap and shower fitting

Quadrant shower cubicle with mains shower and wet wall finish within

Vanity unit with recessed wash basin and a press flush W.C

Tiled flooring

Detached Garage with Workshop and Games Room/Gym space

Entrance into the games room/gym space is via double glazed French doors

This space measures 18’ (5.49) max x 18’2” (5.54) max

Strip lighting, double glazed window to the side and a door leads to a shower room

2 electric wall mounted panel heaters and fitted carpet tiled flooring

A door from the games room/gym space leads through to the Workshop which measures 18’7” (5.66) x 11’7” (3.52)

Strip light ceiling fittings and a double glazed window to the side

A door leads through to the Garage which measures 17’1” (5.20) max x 13’5” (4.08) deep

Strip light ceiling fittings

An up and over door to the front with a separate entry door

Gardens

The property sits within a plot measuring approximately 1 Acre in size (107m deep by 36m wide)

The gardens are mostly laid to lawn and to the front benefits from a superb outlook towards Ben Rinnes

Note 1

All fitted blinds, floor coverings and light fittings are to remain. Other furniture items / white goods can be available by separate negotiation on request.

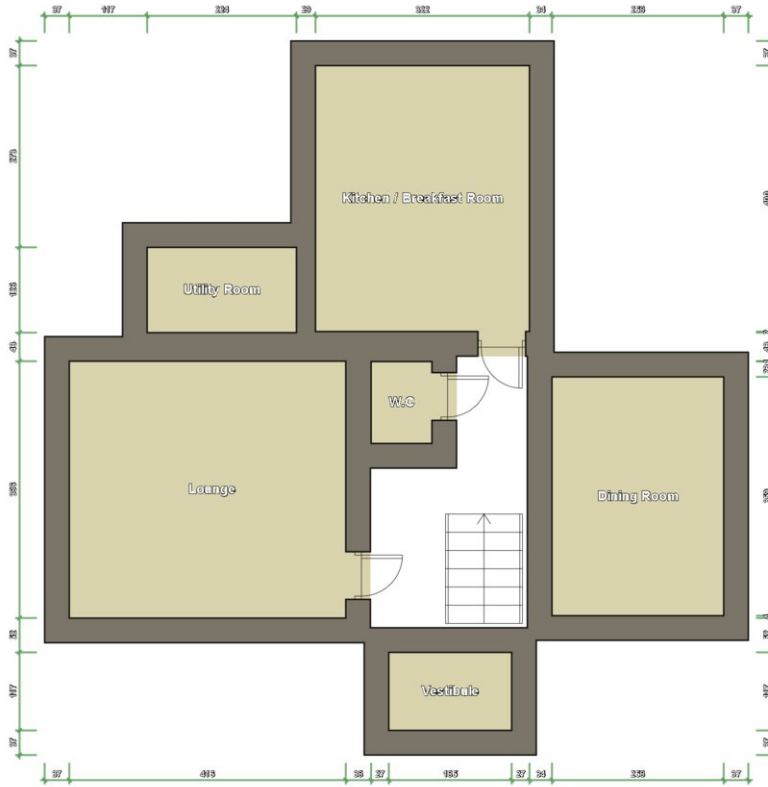
Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

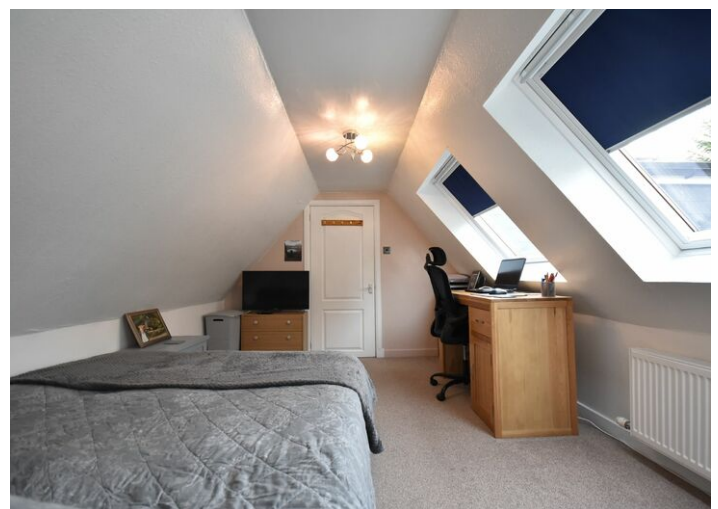
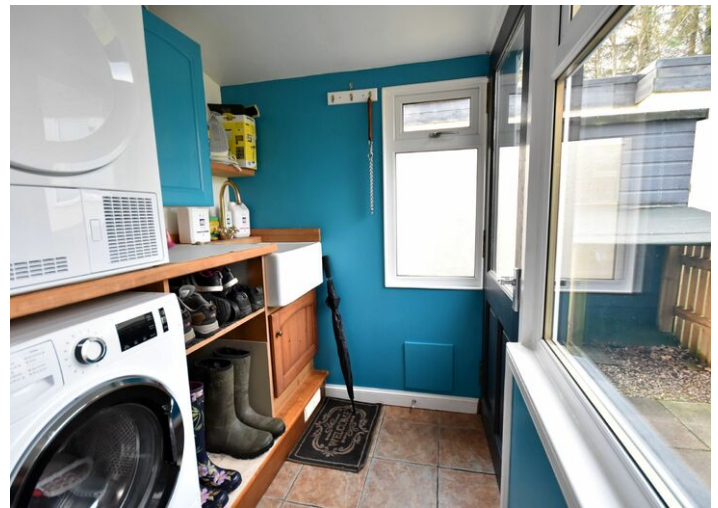
Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.













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.