



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **The Steading The Square, Archiestown, AB38 7QL**

**Offers over £260,000**

Detached steading conversion, completely renovated by the current owners to a very high standard, and situated in the charming village of Archiestown in Speyside. The property is a short drive to neighbouring villages Rothes, Craigellachie, Aberlour and Dufftown which are all on the renowned "Whisky Trail". The accommodation comprises entrance hallway, lounge, dining kitchen, two double bedrooms, shower room and bathroom. The property further benefits from double glazing, oil central heating, large parking area, carport, stone built store and spacious garden grounds extending to approximately half an acre.

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**ENTRANCE HALLWAY**

33'3" x 3'11" (10.14m x 1.20m)



Wooden & glazed door; windows to front providing vast amounts of natural light into the property; inset ceiling spotlights; solid oak flooring; built-in storage cupboard; further built-in cupboard housing the electric consumer units; leads to lounge, dining kitchen, shower room, bedrooms 1 & 2 and the bathroom.

**LOUNGE**

17'5" x 16'0" (5.32m x 4.89m)



Two windows to front; inset ceiling spotlights; solid oak flooring; traditional built-in open working fireplace with slate hearth & wooden sleeper mantle.

**DINING KITCHEN**

19'9" x 11'8" (6.03m x 3.57m)



Window to rear; inset ceiling spotlights; solid oak flooring; modern fitted kitchen in a light wood effect; built-in Neff electric oven & grill; built-in Neff warming drawer; Neff gas hob & hood; space & plumbing for washing machine; space for fridge freezer; space for dining table & chairs; wooden and glazed door leads out to the rear garden.

**SHOWER ROOM**

11'8" x 5'3" (3.57m x 1.61m)



Window to rear; inset ceiling spotlights; extractor; vinyl flooring; WC, sink and shower cubicle with mains fed shower; wall mounted towel radiator.

**BEDROOM 2**

11'8" x 8'2" (3.57m x 2.50m)



Window to rear; inset ceiling spotlights; solid oak flooring.

**BEDROOM 1**

19'0" x 10'7" (5.81m x 3.25m)



Two windows to rear; inset ceiling spotlights; solid oak flooring; full wall of built-in wardrobes.

**BATHROOM**

14'7" x 6'0" (4.47m x 1.84m)



Window to side; inset ceiling spotlights; extractor; vinyl flooring; WC, sink and bath; wall mounted towel radiator.

**STONE BUILT STORE**

19'0" x 11'8" (5.81m x 3.57m)

There is a large stone built store adjacent to the property with power & light. This could easily be converted into a garage by changing the sliding wooden entrance door.

**CARPORT**

16'0" x 8'6" (4.89m x 2.60m)

There is a lean-to carport to the other side of the property with power.

**OUTSIDE**



The property sits in spacious garden grounds extending to approximately half an acre. There is a large parking area to the

front of the property laid to gravel; log store. The fully enclosed rear garden is mainly laid to lawn with paved patio area, second patio area laid to gravel and mature shrubs & trees; plastic storage shed; oil tank.

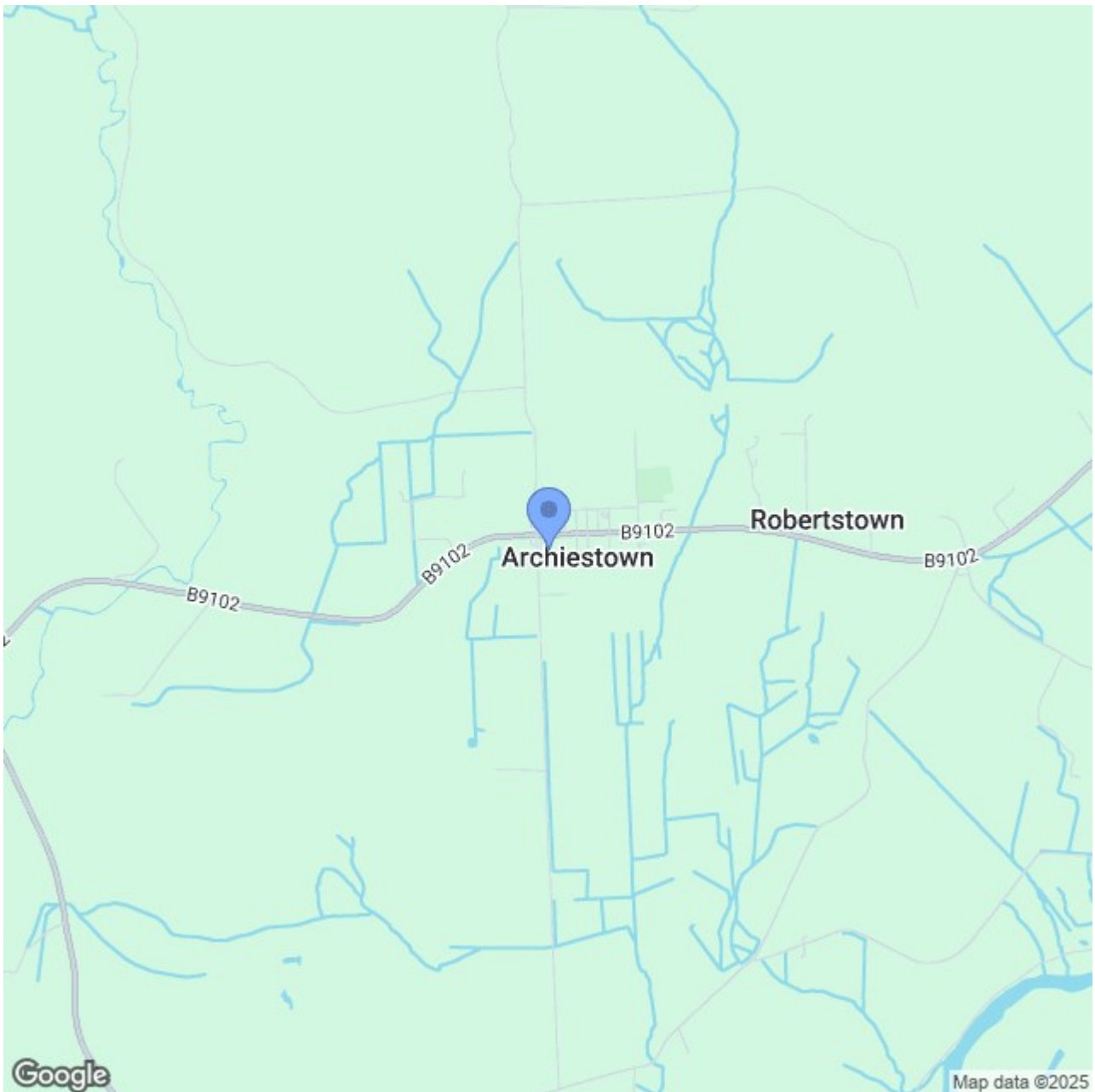
## NOTES



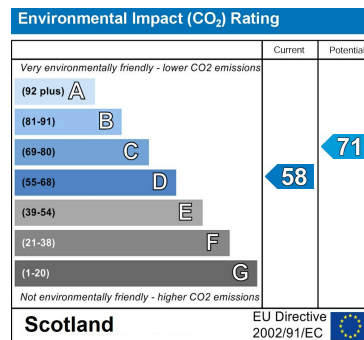
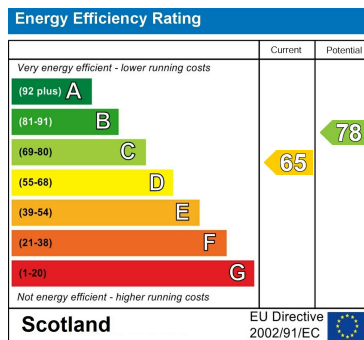
Included in the asking price are all carpets & fitted floor coverings, all light fittings, all bathroom & shower room fittings, the built-in oven & grill, warming drawer and hob & hood in the kitchen and the plastic shed & log store in the garden.

Council Tax Band: B

## Area Map



## Energy Efficiency Graph



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