



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Carlowrie, Archiestown, Aberlour, AB38 7QX**

**Offers over £340,000**

Carlowrie is a traditional solid stone house sympathetically upgraded by the current owners to provide a comfortable family home whilst retaining many original period features. Originally dating from the late 18th century and later extended in around 2008, Carlowrie is located on the southern edge of The Square in Archiestown and benefits from a south facing garden and views over the open countryside towards The Cairngorms. The accommodation comprises on the ground floor, entrance hallway, lounge, dining kitchen, utility room, shower room, double bedroom/sitting room, second bedroom and on the first floor, two double bedrooms and a family bathroom. The property further benefits from a lined and floored attic room, LPG gas central heating; double glazed sash-casement windows; recently replaced Aluminium external doors; a detached garage and games room, driveway and substantial garden.

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#### **ENTRANCE HALLWAY**

Aluminium and glazed entrance door; under stair cupboard; solid Oak flooring; ceiling light fitting.

#### **LOUNGE**

13'2" x 13'0" (4.03m x 3.97m)

Double aspect to front and rear; recessed log-burning stove; built-in recessed cupboard and shelving; built-in window seat; solid oak flooring; ceiling light fitting.

#### **DINING KITCHEN**

20'6" x 13'1" at longest & widest (6.27m x 3.99m at longest & widest)

Windows to front and rear; double glazed aluminium French doors to the rear garden; solid oak fitted kitchen; solid wood worktop; duel fuel range style cooker and hood; Belfast sink; fire surround with recessed log burner; solid Oak flooring; built-in larder; ceiling light fitting and inset ceiling spotlights.

#### **INNER HALLWAY**

Window to rear; staircase leading to the loft room; ceramic tile flooring; ceiling light fitting.

#### **BEDROOM 4**

9'11" x 7'10" (3.04m x 2.40m)

Window to front; built-in cupboard housing the valves for the under floor heating; ceramic tile flooring; ceiling light fitting.

#### **BEDROOM 1/SITTING ROOM**

14'0" x 14'5" (4.27m x 4.40m)

Double aspect to front and rear; solid stone feature wall; recessed log-burning stove; recessed fixed shelving; built-in storage cupboard; ceramic tile flooring; ceiling light fitting; door to front.

#### **UTILITY ROOM**

9'11" x 8'4" (3.04m x 2.55m)

Window to side; range of base and wall units; integrated freezer; plumbing and space for washing machine and tumble dryer; wood effect flooring; ceiling light fitting; double glazed aluminium door to the rear garden.

#### **SHOWER ROOM**

7'8" x 4'11" (2.35m x 1.50m)

Window to rear; vanity mounted sink and WC; shower cubicle with electric shower; wall mounted towel radiator; wood effect flooring; ceiling light fitting.

#### **STAIRCASE AND LANDING**

Window to front; fitted carpet; two wall light fittings.

#### **BEDROOM 2**

13'0" x 10'11" (3.98m x 3.34m)

Window to front; range of built-in wardrobes; fitted carpet; ceiling light fitting.

#### **BEDROOM 3**

13'2" x 9'8" (4.02m x 2.95m)

Window to front; fitted carpet; ceiling light fitting; hatch to the floored loft space.

#### **FAMILY BATHROOM**

10'7" x 9'0" at longest & widest (3.25m x 2.75m at longest & widest)

Window to front; sink; WC; free standing claw foot bath; spacious shower enclosure with mains shower; wall mounted towel radiator; wood effect flooring; ceiling light fitting.

#### **DETACHED GARAGE & GAMES ROOM**

Steel framed garage with wooden cladding; electronically operated roller door; power and light. A personnel door to the side leads to the games room with window to rear and electric heater.

A car-port is attached to the side.

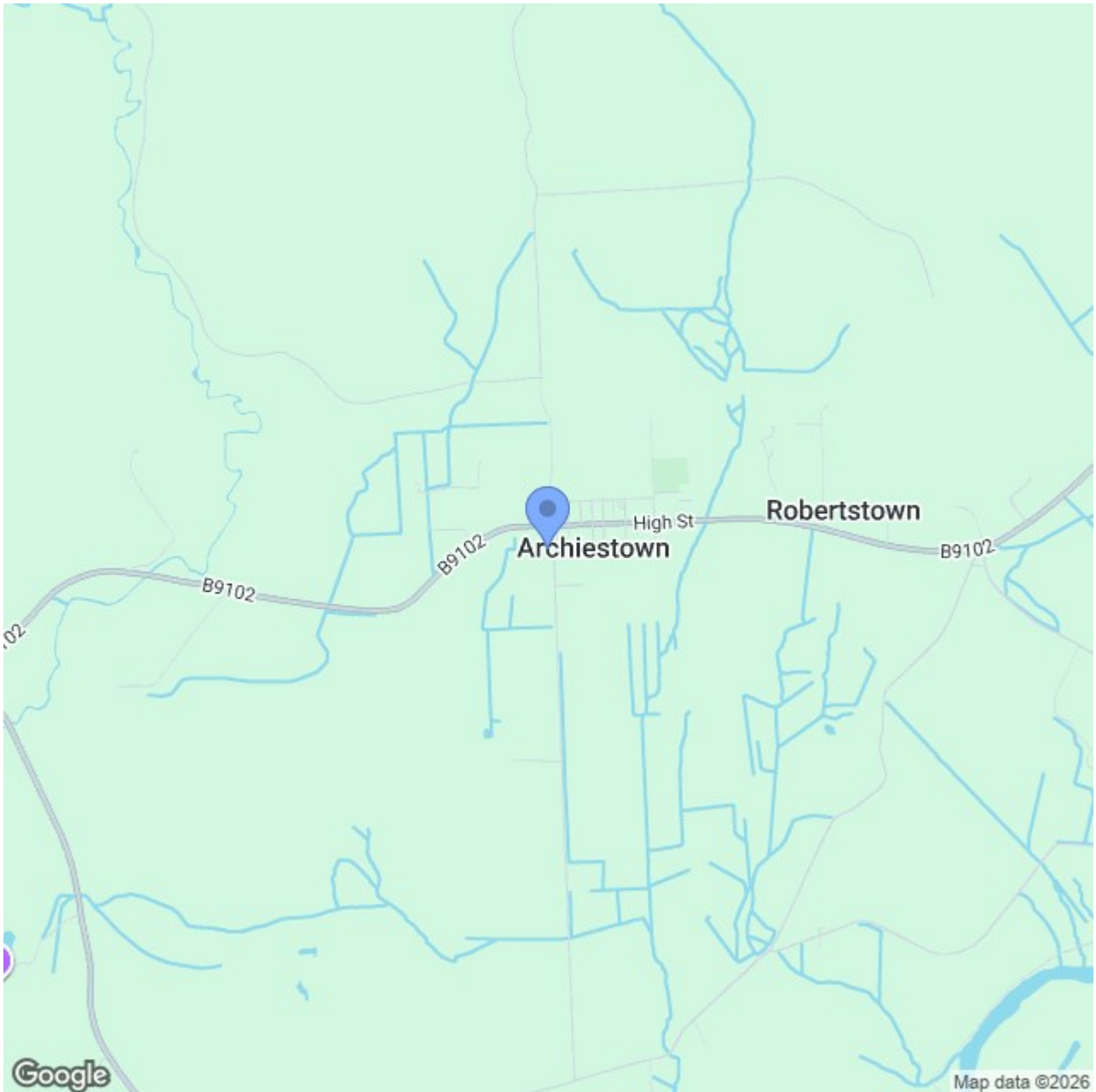
#### **OUTSIDE**

The substantial garden is fully enclosed; mainly laid to lawn with a good size patio area directly outside the dining kitchen and bordered with productive fruit trees and bushes. A good size driveway leads to the garage and provides off-street parking for several cars; external cold and hot water taps and power available.

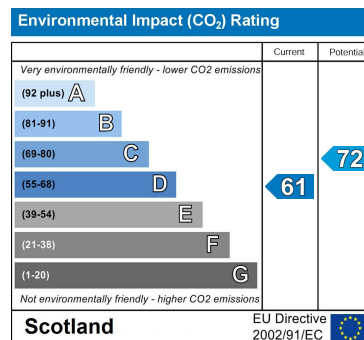
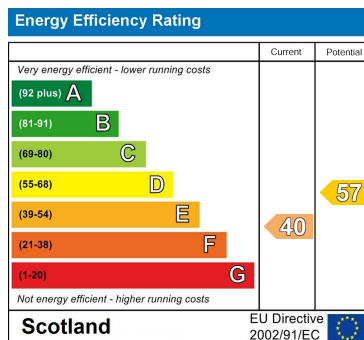
#### **NOTES**

Included in the asking price are all carpets and fitted floor coverings all light fittings; all bathroom and shower room fittings; the range style duel fuel cooker and hood in the kitchen

## Area Map



## Energy Efficiency Graph



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