

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

13 North Lane, Archiestown AB38 7QX



This four bedroom semi-detached house with driveway, garage and garden is situated in the Speyside village of Archiestown, enjoys lovely views over open countryside and would make an ideal family home.

**SEMI-DETACHED HOUSE
FOUR BEDROOMS
CONSERVATORY
DRIVEWAY, INTEGRAL GARAGE
GOOD SIZED REAR GARDEN
WITH LOVELY VIEWS
OIL-FIRED HEATING
DOUBLE GLAZING
COUNCIL TAX BAND D
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£265,000**

E1168

This four bedroom semi-detached house is situated in the Speyside village of Archiestown, enjoying a lovely outlook over open countryside to the rear. Archiestown offers a range of local amenities including a shop, post office, hotel and a village hall which hosts a variety of events throughout the year.

In walk-in condition, the accommodation is well presented throughout and comprises: Hallway, modern fitted kitchen with integrated appliances and granite worktops, open plan living/dining room with patio doors to the conservatory, and a rear vestibule leading to a downstairs shower room. Upstairs are a landing, four bedrooms, all with built-in storage, and a bathroom. The property benefits from solid oak doors throughout, double glazing and oil-fired central heating.

To the front of the property is a gravelled driveway offering ample off-street parking and an integral single garage. To the rear is a good-sized, low maintenance garden with a spacious entertaining area built from composite decking and incorporating a sunken hot tub, taking full advantage of the countryside views.

This would make an ideal family home and we highly recommend a viewing.









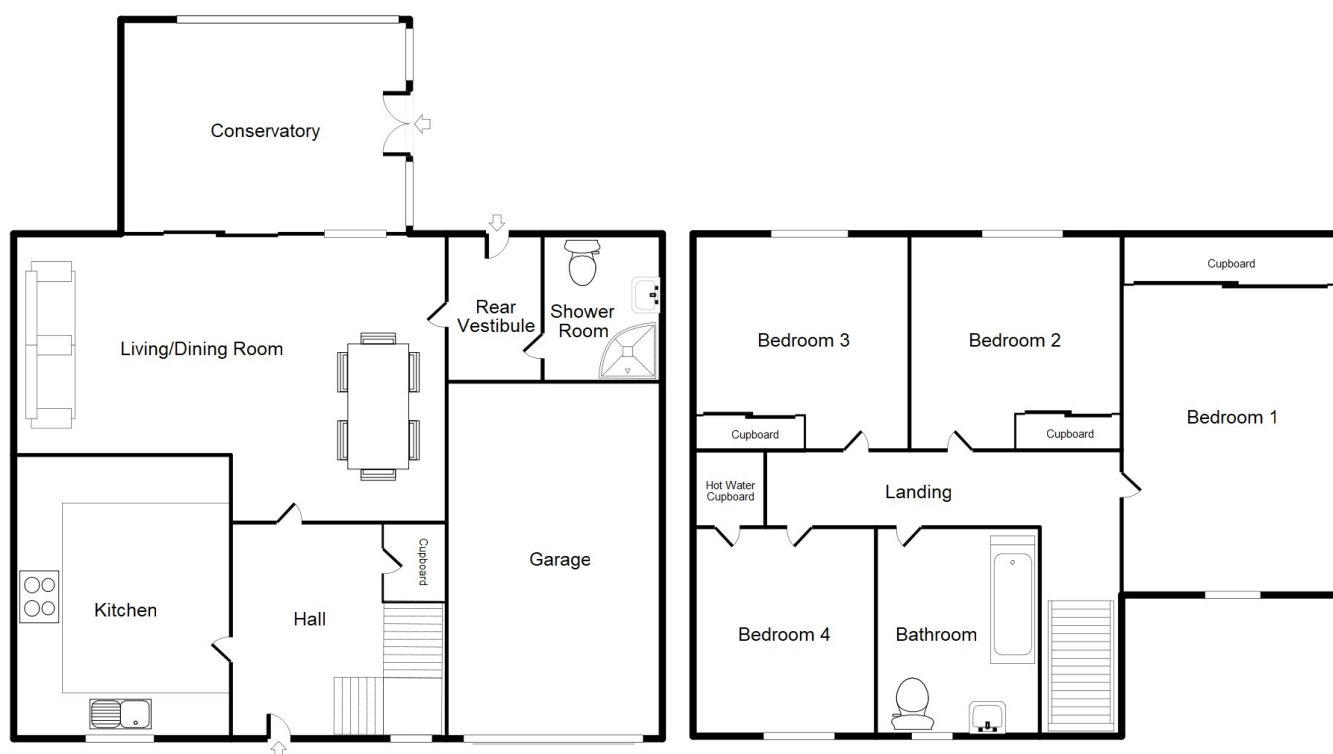




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 2.72m x 3.57m
- Hallway 2.73m x 1.86m
- Living Room 5.75m x 4.31m
- Conservatory 4.79m x 3.42m
- Shower Room 2.11m x 1.68m
- Rear Vestibule 1.09m x 2.22m

- Bedroom 1 3.68m x 2.98m
- Bedroom 2 2.81m x 3.18m
- Bathroom 2.07m x 2.66m
- Bedroom 3 2.81m x 3.19m
- Bedroom 4 2.22m x 2.65m
- Garage 2.94m x 4.91m



Please note these floorplans are not to scale and are for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.