



5 Archer Park | St. Cyrus | DD10 0AE

Fixed Price £320,000

T. DUNCAN & CO.
Solicitors • Estate Agents





5 Archer Park | St. Cyrus | DD10 0AE

Fixed Price £320,000

This impressive Detached Villa situated within a popular residential area convenient for the local primary school, public transport, and village store. With easy commuting distance to Stonehaven and Montrose which both offer a wide range of shopping and recreational facilities.

The property, which benefits from double glazing and oil-fired central heating, offers spacious family accommodation over two levels. Comprising of entrance hall with feature staircase leading to the upper hall, bright lounge with front facing window with French doors leading to the dining room and a second set of French doors leading into the open plan kitchen/family room. Quality fitted kitchen with both wall mounted and base units, contrasting work surfaces and splashbacks, double oven, induction hob, extractor, integrated fridge, freezer & dishwasher, rear facing window with views to the countryside, utility room fitted with base units, plumbing for washing machine, stainless steel sink, inner hallway giving access to the cloakroom with WC and doors leading to the garage and garden. Shower room and bedroom complete the downstairs living space.

The upper level consists of master bedroom with en-suite shower room, two further double bedrooms and family bathroom with WC.

Externally the driveway leads to an integral garage with electric door and parking for numerous vehicles. Gardens to both the front and rear the latter providing a mature stocked enclosed area with a wide variety of trees, plants, shrubs, patio area, lawn and beautiful country views.

Viewing is highly recommended to appreciate this immaculately presented family home.

- Detached Villa
- Lounge: 12'5 x 19'3 (3.81m x 5.88m)
- Dining room: 9'8 x 12'4 (2.99m x 3.78m)
- Bedroom 1: 12'6 x 12'2 (3.85m x 3.71m)
- Shower room: 8'4 x 5'7 (2.56m x 1.76m)
- Kitchen/family room: 25'3 x 12'4 (7.73m x 3.79m)
- Utility room: 6'6 x 8'7 (2.01m x 2.66m)
- Cloakroom: 4'8 x 6'3 (1.46m x 1.92m)
- Bedroom 2: 10'7 x 14'4 (3.26m x 4.38m)
- Bedroom 3: 10'10 x 16'8 (3.35m x 5.11m)
- Family bathroom: 7'5 x 5'6 (2.30m x 1.71m)
- Master bedroom: 22'8 x 12'6 (6.94m x 3.84m)
- En-Suite: 9'5 x 5'5 (2.91m x 1.68m)
- Garage: 11'0 x 19'2 (3.37m x 5.84m)
- Front & rear gardens



Entrance into the vestibule which is laid to Karndean flooring, storage cupboard housing the electric fuse box. Through a glass panel secondary door leads into the main hallway which has a radiator and feature double staircase to the upper level.

The lounge has both front and side facing windows, feature fireplace incorporating a marble hearth and wood surround, two radiators, ample sockets, tv socket, downlighters, French doors leading into the dining room. The dining room is rear facing giving open views over the countryside, shelved storage cupboard, radiator, ample sockets, side window, with a second set of French doors leading into the kitchen/family room.

The front facing bedroom is currently utilised as an office, double wardrobe which is shelved with a hanging rail, radiator and window overlooking the front garden.

Shower room with walk in shower, toilet and wash hand basin and a heated chrome towel rail.

Open plan kitchen/family room with quality fitted kitchen with wall mounted and base units, contrasting work surfaces and splashbacks incorporating a 1½ stainless steel sink with mixer tap, double oven, induction hob, extractor, integrated fridge, freezer & dishwasher, rear facing window with views to the countryside. The bright spacious family room with French doors to the dining room, double patio doors leading out into the garden, Karndean flooring throughout this area.

The utility room is plumbed for an automatic washing machine, space for a tumble drier, stainless steel sink, window overlooking the rear garden and countryside and two storage cupboards.





The inner hallway gives access to the cloakroom with WC and doors leading to the garage and garden. The cloakroom is side facing with a window and comprises of wash hand basin, WC, chrome radiator and downlighters.

Feature double staircase leads to the upper floor giving access to each side of the property, the landing is flooded by natural light from the Velux windows, storage cupboard and radiator.

Bedroom 2 is a double bedroom with two Velux windows giving views over the countryside and towards the north of the village, double wardrobe with sliding mirror doors, ample sockets, tv point and radiator.

Bedroom 3 is also a double room with two Velux windows looking out to the front of the property, two double wardrobes with sliding mirror doors, ample sockets, tv point, radiator and access to the loft space.





The family bathroom with white three-piece suite, shower over the bath, tiling to the bath area, vanity unit, wash hand basin, WC, and heated towel rail.

The master bedroom has two Velux windows and gives views out over the countryside looking north, ample sockets, tv point, two double wardrobes. The en-suite has walk in shower with rain forest, vanity unit, wash hand basin, WC, chrome heated towel rail.

The garage has power and light, electric up and over door with the boiler and hot water tanks both situated here.

The rear garden can be accessed from either side of the property with further access gained by the family room and rear door. From the family room steps lead onto the patio area, the garden is laid to grass and mature shrubs with outstanding views across the countryside and the north of the village. The oil tank is situated in the rear garden. To the front the garden is tarred giving parking for numerous vehicles, grassed area with side access to the rear of the garden.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Services: Oil Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

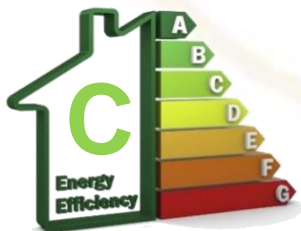
Local Authority: Aberdeenshire Council

Council Tax Band: F

Post Code: DD10 0EA

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.