



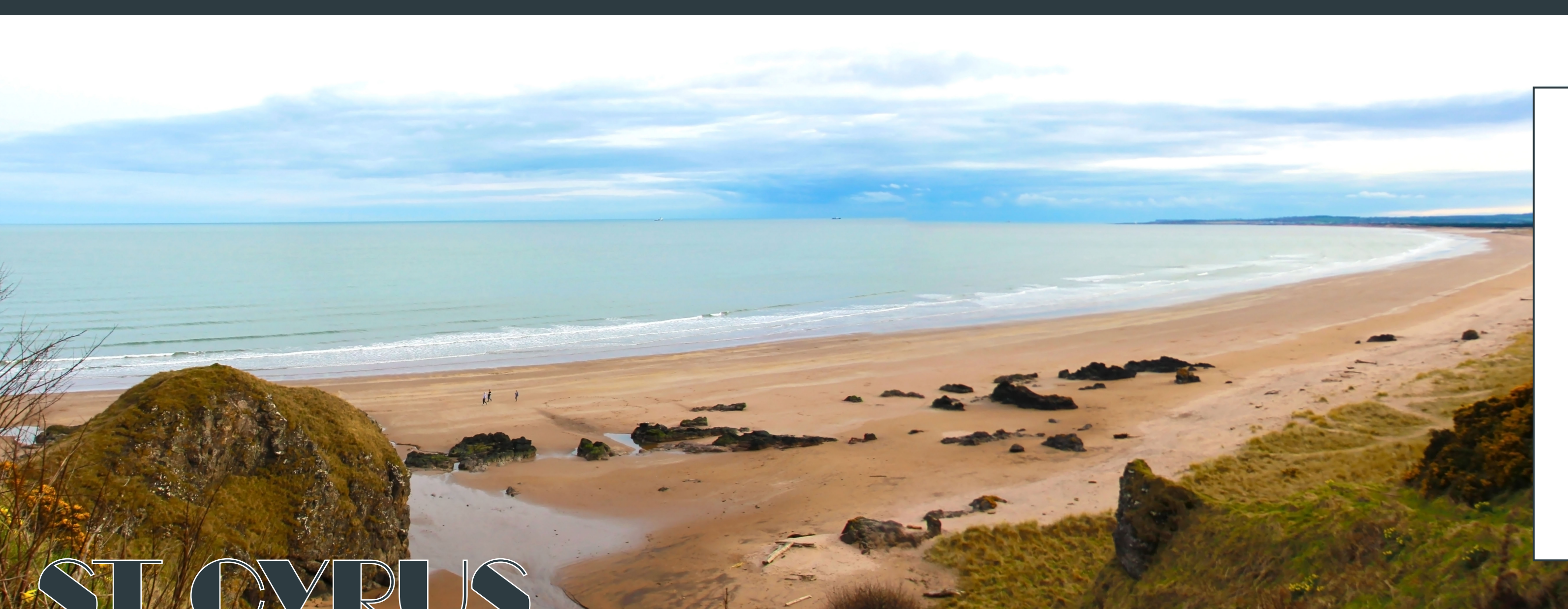
  
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**2 Archer Park**

ST CYRUS, ABERDEENSHIRE, DD10 0EA



A picturesque coastal village nestled in south Aberdeenshire, and some 5 miles to the North of Montrose, St Cyrus is known for its scenic setting and as a natural habitat to many nature and wildlife species.

With its towering volcanic cliffs, swathes of beautiful beach, breathtaking displays of wildflowers and an unbelievable variety of insects and birds, St Cyrus is one of the richest and most diverse nature reserves in Britain, according to Visit Scotland. St Cyrus Beach runs for 3 miles, from the small village of St Cyrus to the mouth of the North Esk River.

Admire magnificent cliffs and sand dunes as you stroll along this beautiful expanse of sand, which is accessible either from the cliff path or from the St Cyrus Visitor Centre. You may also be lucky enough to see common and grey seals, which occasionally bask on the sandbanks at the mouth of the river, while dolphin, porpoise, minke, humpback and killer whales have all been sighted offshore. This home gives you a coastal location with a country backdrop.

# ST CYRUS

Particularly appealing detached villa situated within the coastal village of St Cyrus and is an ideal family home with plenty of living space and four bedrooms including a bedroom and shower room on the ground floor.

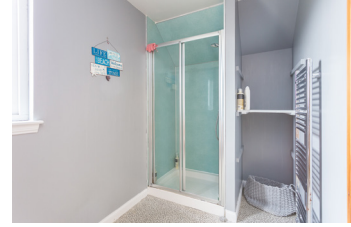
The property is accessed via a vestibule and into a bright entrance hall. The elegant proportions of the lounge afford plenty of room for soft furnishings and features double doors through to the spacious open plan dining room, family room and kitchen. A log burning stove takes centre stage in the family room. The dining kitchen is modern and fresh, but make no mistake, this is a spacious and elegant area complete with an array of appliances and units matched with contrasting work surfaces. From here, French doors reveal the garden. On the ground floor is also bedroom four, a shower room, an additional guest cloakroom and a well-appointed utility room and excellent storage.

The carpeted staircase rises to the first floor. The master bedroom enjoys "his and hers" wardrobes and an en-suite shower room with 3 piece suite. Two further double bedrooms each have built-in wardrobes. The family bathroom completes the accommodation.

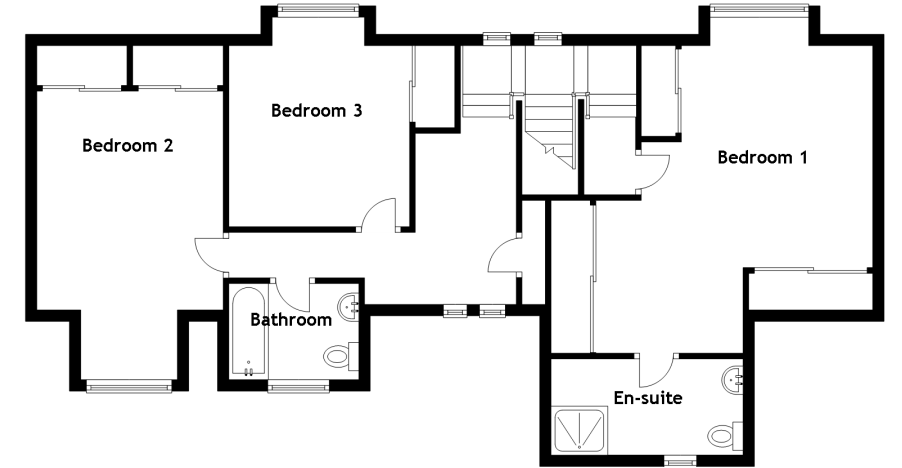
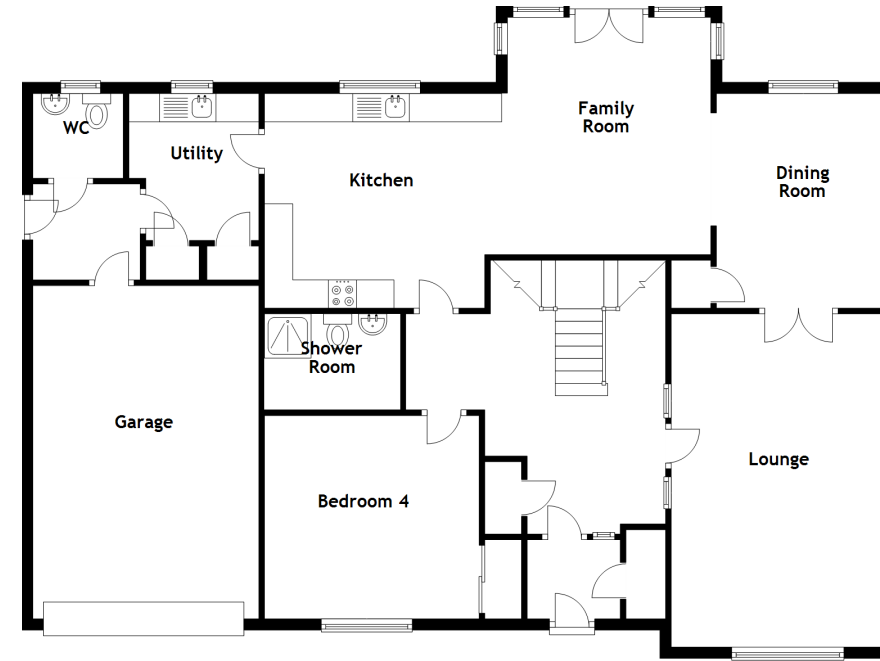
Externally, the drive can accommodate several vehicles and there is a garage. For space, style, comfort and quality, this home is hard to beat.



# 2 ARCHER PARK



# DETAILS



Approximate Dimensions  
(Taken from the widest point)

### GROUND FLOOR

Lounge	5.90m (19'4") x 3.80m (12'6")
Kitchen	4.20m (13'9") x 3.80m (12'6")
Family Room	4.20m (13'9") x 3.60m (11'10")
Dining Room	3.80m (12'6") x 3.00m (9'10")
Bedroom 4	3.80m (12'6") x 3.60m (11'10")
Shower Room	2.40m (7'10") x 1.70m (5'7")
Utility	2.60m (8'6") x 2.30m (7'7")
WC	1.60m (5'3") x 1.50m (4'11")
Garage	6.00m (19'8") x 3.40m (11'2")

### FIRST FLOOR

Bedroom 1	5.94m (19'6") x 4.90m (16'1")
En-suite	3.40m (11'2") x 1.70m (5'7")
Bedroom 2	5.10m (16'9") x 3.30m (10'10")
Bedroom 3	3.70m (12'2") x 3.20m (10'6")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 214m<sup>2</sup>  
EPC Rating: C

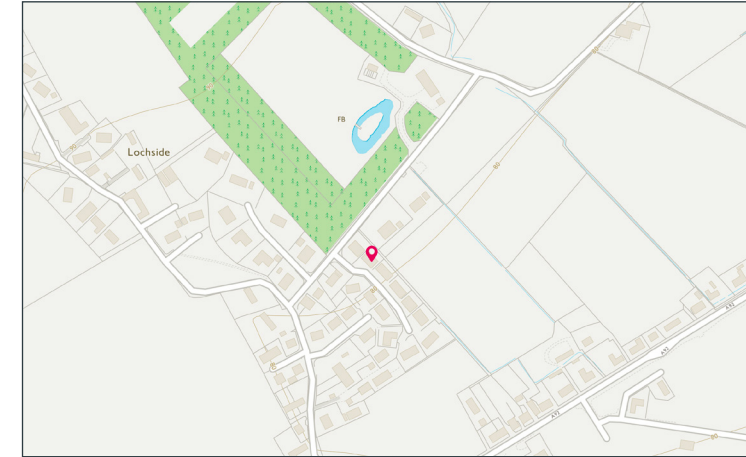


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



  
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