



## Kirrlach Close, offers in excess of £375,000

- Immaculate detached house
- Three double bedrooms
- Open-plan kitchen
- Excellent transport links
- GARAGE
- EPC Rating: C
- Council Tax: F



 3  1  2





## About the property

This splendid property radiates an aura of sophistication and elegance, making it a perfect home for families. The house is generously proportioned, boasting three double bedrooms and two bathrooms. The bedrooms are spacious, providing ample room for relaxation and personal space. The bathrooms are similarly well-appointed, exuding a sense of luxury.

The heart of the home is the open-plan kitchen. The tastefully designed kitchen is a cook's dream with plenty of workspace. It is accompanied by two large reception rooms, offering a perfect setting for both entertaining guests and family gatherings. The property is set in a sought-after location, with excellent public transport links, desirable local schools, and local amenities within a short distance. This ensures that everything you need is within easy reach. The house also benefits from a council tax band F and an EPC rating of C, ensuring energy efficiency.

Adding to its inherent charm are unique features such as on-site parking, a single garage, and a garden. The garden provides a perfect blend of functionality and aesthetics, ideal for outdoor activities or simply enjoying the fresh air. In conclusion, this property offers an unbeatable combination of style, space, and convenience. Its impressive features and prime location make it a truly unique and desirable home, tailored to meet the needs of modern families.







## Accommodation

### Living Room

11' 2" x 21' 9" ( 3.40m x 6.63m )

### Dining Room

11' 2" x 11' 5" ( 3.40m x 3.48m )

### Kitchen

8' 5" x 10' 5" ( 2.57m x 3.17m )

### Garage/Workhop

9' 2" x 16' 3" ( 2.79m x 4.95m )

### Utility

9' 2" x 16' 3" ( 2.79m x 4.95m )

### Bedroom 1

9' 5" x 15' 4" ( 2.87m x 4.67m )

### Ensuite

7' 9" x 6' 2" ( 2.36m x 1.88m )

### Bedroom 2

11' 2" x 12' 1" ( 3.40m x 3.68m )

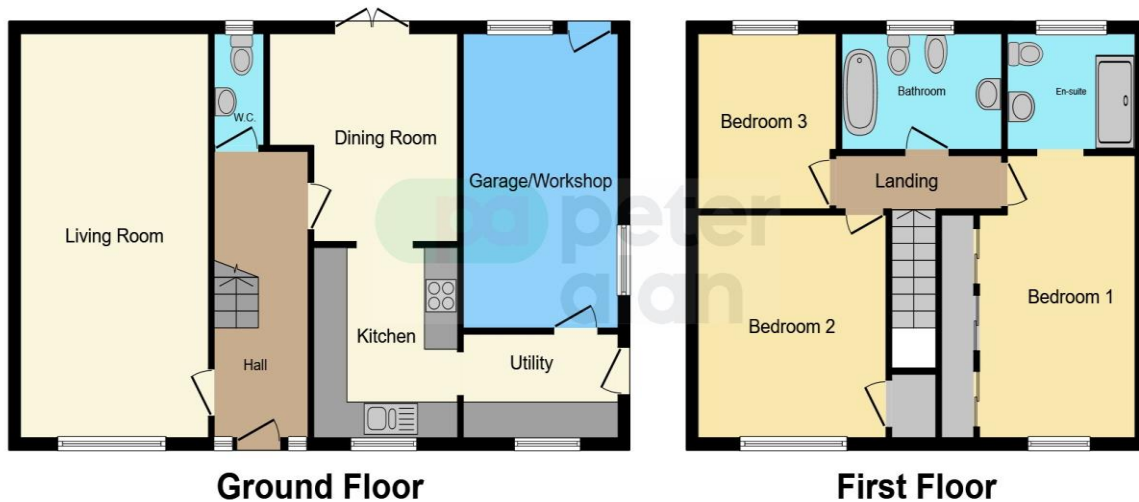
### Bedroom 3

8' 5" x 9' 5" ( 2.57m x 2.87m )

### Bathroom

9' 5" x 6' 2" ( 2.87m x 1.88m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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