



Morgans

PROPERTY

16 Middleton Park, Keltybridge, Kinross, KY4 0GZ

Offers Over £520,000











An outstanding executive detached villa located within an offering a perfect blend of luxury and contemporary living. Built to the highest specification, the property boasts exquisite oak finishes and quality fixtures throughout, ensuring a sophisticated atmosphere in every room. The front entrance opens into the hallway with doors to the ground floor accommodation and an oak staircase leading to the upper level. The spacious lounge features a wood burning effect gas stove, windows overlooking the front and side garden and double french doors opening out to a patio area allowing for an abundance of natural light and a seamless connection to the outdoor spaces. The exceptional kitchen diner with separate utility is a true highlight, providing a spacious area for family gatherings and entertaining, again with easy access via double french doors to the garden. Additionally, a second lounge and convenient cloakroom enhance the ground floor of this well-designed home. On the upper level, the property comprises four generously sized double bedrooms, two of which are ensuite, offering privacy and comfort for family members and guests. A stylish four piece family bathroom with spa bath and a light filled gallery landing/study area complete the accommodation. This exceptional home in Middleton Park is ideal for those seeking a modern lifestyle in a peaceful yet accessible location. With its impressive features and attention to detail, this property is not to be missed.







#### OUTSIDE SPACE

Outside, the side and back gardens are thoughtfully designed, featuring a delightful decking area perfect for al fresco dining or simply enjoying the tranquil surroundings. The property also benefits from a driveway and a double garage, providing ample parking and storage options.

#### VIEWINGS

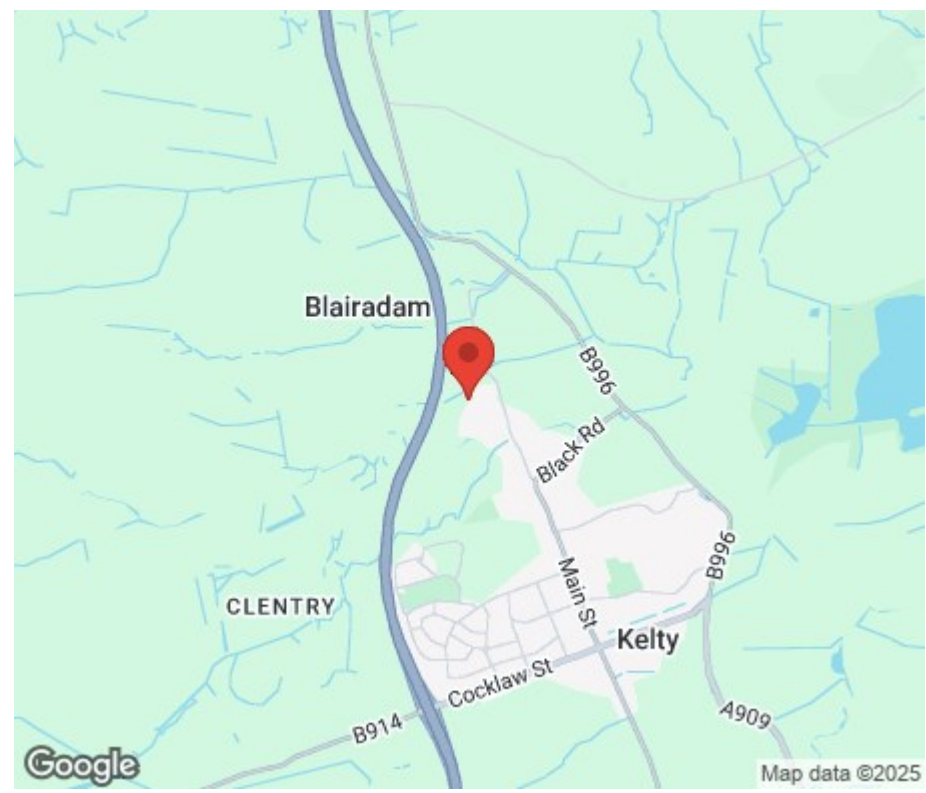
All viewings are strictly by appointment by calling Morgans on 01577 863424.

#### EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

#### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.







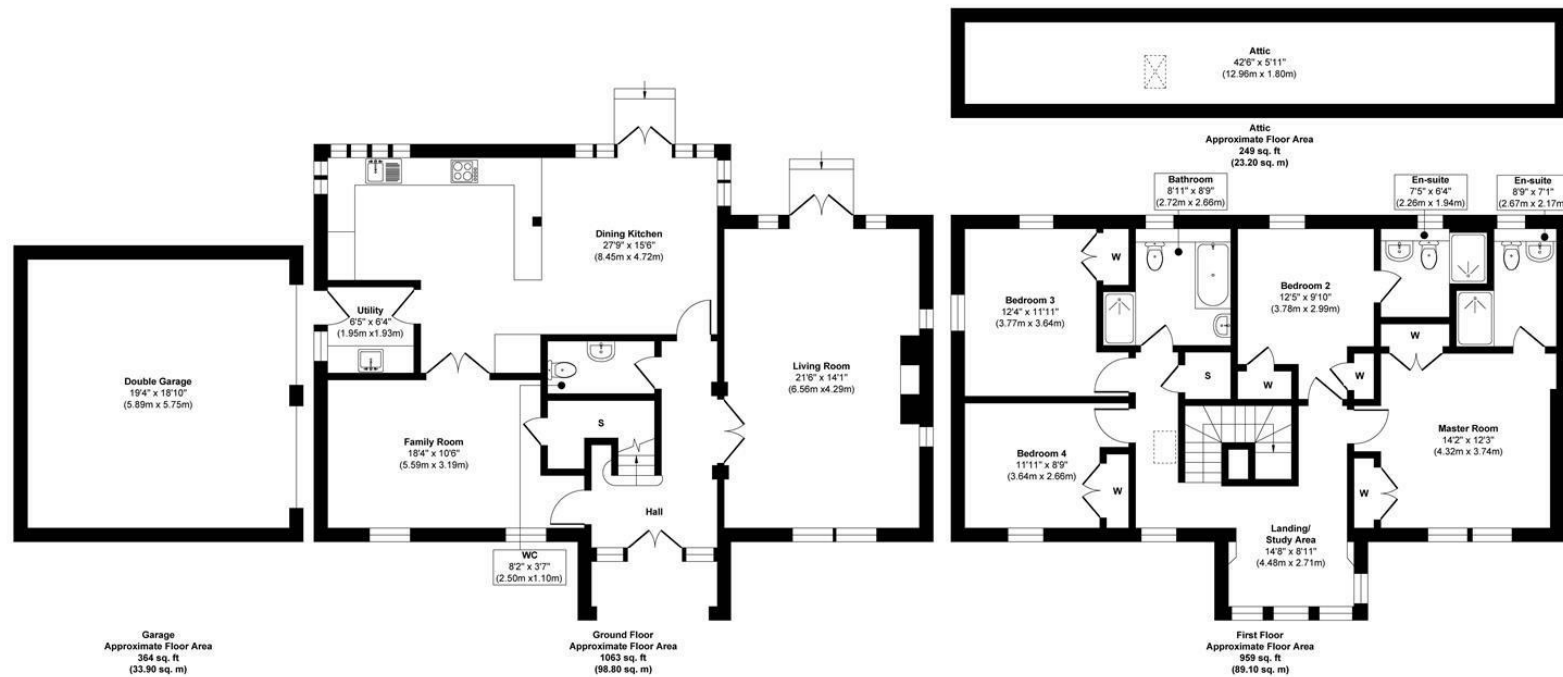












**Approx. Gross Internal Floor Area 2635 sq. ft / 245.00 sq. m (Including Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



**SOLICITORS | PROPERTY**

**62 High Street, Kinross, KY13 8AN**

**Tel: 01577 863424**

**[www.morganlaw.co.uk](http://www.morganlaw.co.uk)**



**espc**

**rightmove**

**Zoopla.co.uk**

**onTheMarket.com**

**s1homes.com**

**naei | propertymark**  
**PROTECTED**

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.