

1 MIDDLETON PARK, KELTY KY4 0GZ

HARPER & STONE
ESTATE & LETTING AGENTS





1 MIDDLETON PARK

KELTY, KY4 0GZ

PROPERTY FEATURES

- A stunning 5 bedroom detached family home
- Private South facing garden with spectacular views over towards Benarty Hill
- Located within an exclusive development of 19 beautiful homes
- Radiating character, the property extends to approximately 238 square meters
- Superbly maintained and utterly appealing
- 3 reception rooms
- Principal bedroom with ensuite bathroom
- Perfect family home and perfect location
- Early viewing highly recommended

Harper & Stone are delighted to present to the open market 1 Middleton Park which is located within an exclusive development of 19 beautiful homes. These high quality executive homes were completed to the highest standard between 2006 and 2009 and are nestled on the periphery of a beautiful country estate. Number 1 is a stunning detached family home that exudes elegance and charm. This impressive property boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 5 spacious bedrooms, there is ample space for the whole family to unwind and enjoy.

The accommodation is portrayed as below:

Ground Floor - - Entrance Hall, Lounge, Dining Room, Family Room, Kitchen with Sitting area, Cloakroom and Utility Room.

First Floor - Landing, Master Bedroom with En-Suite Bathroom, four Bedrooms (one with En-Suite Shower Room) and Bathroom.

Approaching the property is a covered porch with slated roof offering shelter to the front door which opens to the welcoming hallway from where the lower living flows. To the right, double doors open to the formal lounge, an impressive room with triple aspect windows offering an abundance of natural light. Decorative corning and two ceiling roses add to the elegant feel of the room. A recessed bay window, living flame gas fire and French doors opening to the back garden add to the ambience and comfortable feel to this tasteful space.

Straight ahead accessed by an open square archway is the dining room, a perfect room for entertaining, to the rear are French doors with full length windows either side allowing the natural daylight to flood in. There is ample room to accommodate a dining table comfortably seating 10 covers. To the left of the front door is the lower cloakroom accessed via a small passage with large storage cupboard. The cloakroom presents a vanity sink set within a modern storage unit and WC. Next on the left is the snug/family room, perfect as a more relaxed sitting space. Double aspect windows to the front and side continue the light airy feel which runs throughout this wonderful home.

Completing the ground floor living is the true hub of the home, the kitchen/breakfast/garden room. The kitchen is furnished with wall and base units in a light Shaker style with complementary work surfaces, with the centre island offering further storage and is finished with a granite worktop. Integrated appliances include a 4-ring induction hob, stainless steel chimney hood, Neff double oven, dishwasher, freezer and a freestanding American style fridge freezer which is included in the sale. A small dining table sits at the end of the island offering a more relaxed dining option. The garden room with its vaulted ceiling brings an abundance of character to this charming room along with spectacular views of the open countryside and Benarty hill beyond. French doors lead out to the back garden and patio area. The utility room has further work surface space, a single drainer sink, room for two freestanding white goods and access to the outside via the back door.







1 MIDDLETON PARK

Heading up the handsome solid oak bifurcated staircase is the upper landing with large linen/storage cupboard. The front facing principal bedroom is a lovely tranquil chamber with two good sized fitted wardrobes. The lavish ensuite bathroom is furnished with Rocca bath, walk in shower, vanity sink with storage, vanity mirror and WC. Bedroom 2 is a generous rear facing double room with fitted wardrobe and ensuite shower room with Rocca Walk in shower, vanity sink with storage and WC. Bedrooms 3, 4 and 5 are all good sized double rooms with fitted wardrobes and immaculate decorative order throughout. Completing the upper living is the family bathroom with Rocca jacuzzi bath, walk in shower, vanity sink, heated towel rail, storage and WC.

Externally there are private garden grounds to the front side and rear bounded by a mix of fencing and mature hedging. There is a private mono bloc driveway at the gable end of the house in front of the detached double garage which is accessed via two up and over doors to the front, with one being electrically operated. The front and side gardens are predominately laid to lawn with an abundance of mature hedges, trees and shrubs which have been thoughtfully placed to create a wonderful first impression. The private South facing back garden was designed by a Beechgrove Garden Presenter and is an oasis of calm, again with a plethora of mixed foliage and flora. It includes a small pond, raised flower beds, a pergola and a second pergola with space for a bench to sit out under. There is a generous patio area ideal for outdoor entertaining during the Summer months.

This impressive home has quality fittings and innovative features such as a full 4kw solar panel system and an integrated vacuum cleaning system. The house is wired for sound, with smart wired structure cabling enabling multi room audio packages, data network, a home cinema or a sky network, if desired. In addition, there is a security alarm. There is gas fired under floor heating on the ground floor, radiators on the first floor and electric under floor

heating in the bathrooms.

Once seen, 1 Middleton Park will leave a lasting impression, it has been and will continue to be a happy family home. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances. Certain items might be available through separate negotiation.

Viewing is highly recommended to appreciate all this property has to offer. Viewings are strictly by appointment only through Harper and Stone.

Council Tax Band G
EER Band B
Water: Mains
Sewage: Mains
Heating: Gas

What3words Navigation:/// averages.steadily.minimums

Keltybridge is a small hamlet conveniently located near to the M90 providing ideal commuter links to Edinburgh Airport plus easy access to Dunfermline, Edinburgh, Perth and beyond. The rail network can be found in Cowdenbeath with Park and Ride facilities at Halbeath, both are just a short drive away. Bustling communities in nearby Kinross and Cowdenbeath provide a wealth of local amenities such as supermarkets, banking, bars and restaurants. Loch Leven is only a few miles away and offers an abundance of outdoor recreational activities Keltybridge is the perfect balance of semi-rural living with easy city

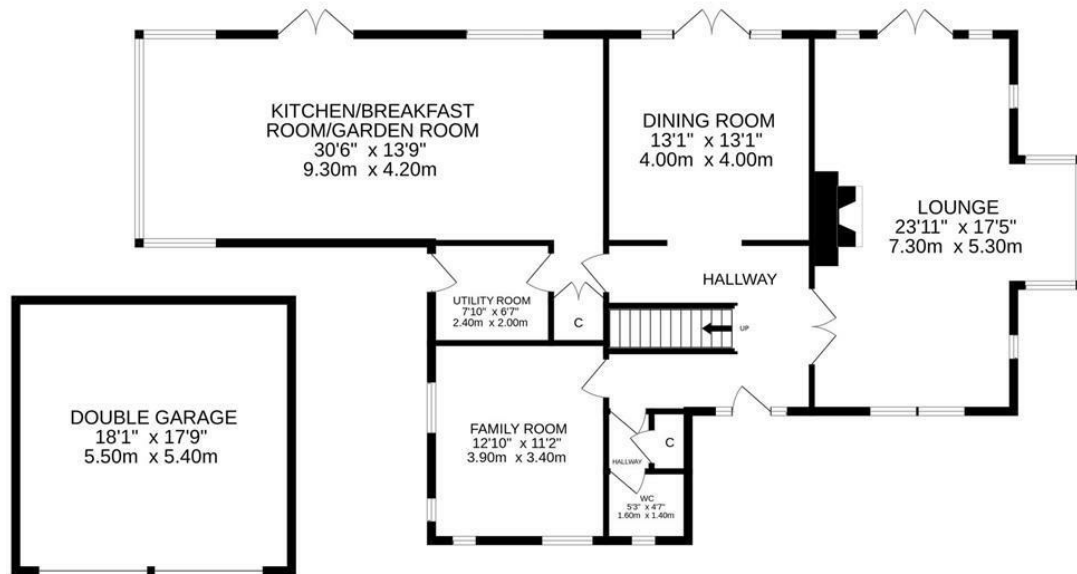
access. Catchment schools for Keltybridge are Cleish Primary School and Kinross High School both of which are highly regarded. There is a school bus service running to both schools daily. Dollar academy is also easily accessible by car and school bus.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

