



RESIDENCE

14 Wellbuttslea Drive, Kirkfieldbank, ML11 9BF

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms

Residence Estate Agents are thrilled to present this stunning bungalow; the epitome of a true turnkey condition home, completely upgraded to the highest specification by the current owners. This exceptional property occupies an extensive corner plot in the peaceful village of Kirkfieldbank.

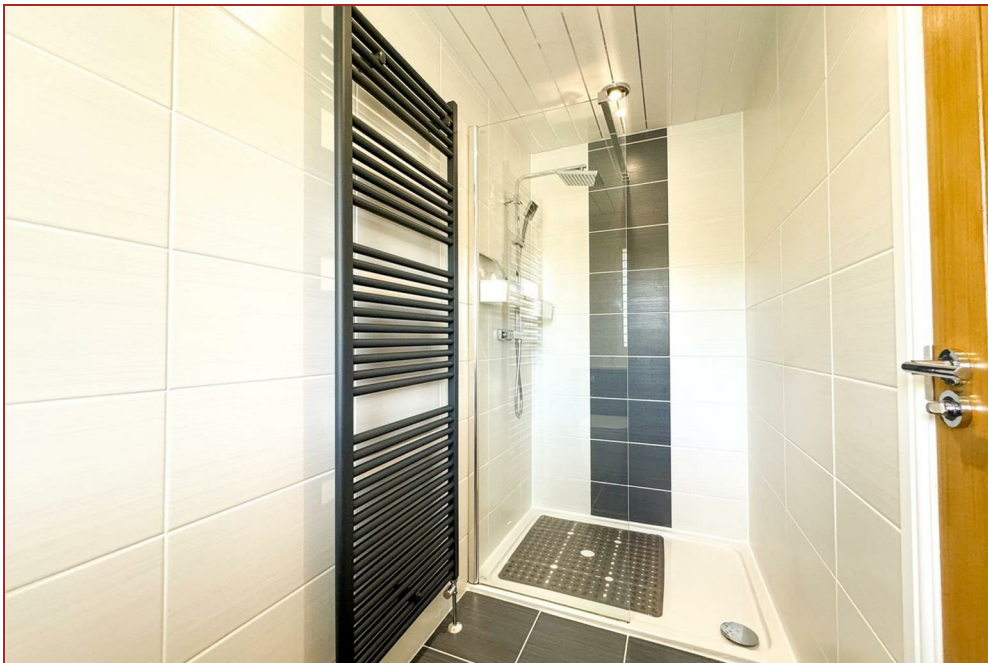
The property is entered from the front into a spacious entrance hall which provides access to the property's principal apartments. The Entrance Hallway features a beautifully designed Cloakroom/WC, large storage cupboard and has Skylights fitted to allow maximum light flow in. The large lounge has Oak Herringbone flooring, Log Burner, complimented by white window shutters and beautiful Solid Oak French Doors that lead into the Kitchen/Dining room. The stunning Shaker fully fitted kitchen has been beautifully designed and features Neff Double Ovens Neff Microwave, Neff Warming Plate, Induction Hob and Extractor Fan. French Doors lead onto a large decking area/back garden/patio area as well as a recently replaced external back door.

The property comprises four large bedrooms and an exquisite Family Bathroom/Shower Room. The master bedroom also features a beautiful modern ensuite.

Externally, there are large gardens to the front, and rear, large private driveway, Double Garage and a Carport.

The rear garden can be accessed from a side gated entrance. The rear garden is completely private and is a fantastic entertaining space. The Main decking area (approx. 7mx3m) has grey composite decking fitted and has balustrades fitted all around. There is a second decking area, which also has grey composite decking fitted. On the Top Decking area, a private covered Gazebo seating area and Garden/Sunroom.

The property further benefits from double glazing, oil central heating, all doors have been replaced with solid modern oak throughout, newly fitted white window shutters, electric double garage doors, main front door recently replaced and match the garage doors in colour.



1367.02 sq ft | EER = D



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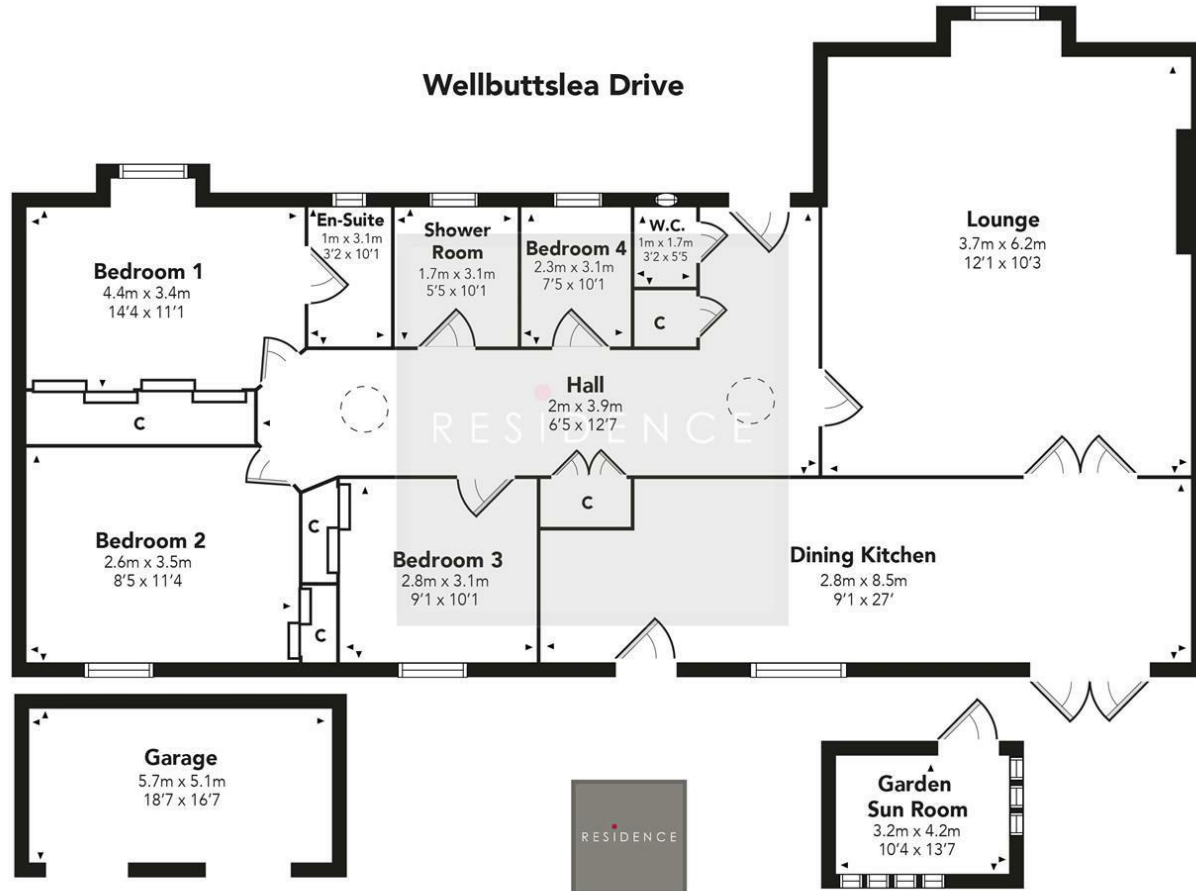




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Viewing by appointment with Residence Lanark
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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.