



Sycamore View, 4 Kirkpark

Westruther, Gordon, TD3 6NR



This exceptional, individually designed home is a perfect choice for families offering a winning combination of rural country living and great city connections



Occupying a sizable, south facing plot, within this exclusive cul de sac of detached homes, 4 Kirkpark is an exceptional family home. The individually designed property has been expertly planned and completed to an exacting standard with luxurious proportions throughout, a flexible layout and fantastic attention to detail. The ground floor offers a super choice of living spaces, very much designed with family life and entertaining in mind whilst the dedicated home office and cinema room are luxurious additions to any family home. With bedrooms available on both ground and first floor level, the master suite occupies its own private 'wing' and is one of two rooms to feature Juliet balconies. Kirkpark is a premium residential area within this established Berwickshire village. The local primary school and easy connections to local secondary schools make this village a perfect location for those families seeking to become part of an active village community. With the Edinburgh City bypass less than a 30 minutes drive away this village boasts fantastic city links, ideal for the commuter or simply those looking for the best of both worlds.

LOCATION

Westruther is a picturesque and charming Berwickshire village in a fine rural location with a good range of amenities including an excellent primary school and nursery, church, village hall, riding school and the popular Inn. It is a thriving community with a host of activities within the village for young and old. A wider range of amenities are found in each of Lauder, Melrose and Galashiels and secondary schooling is at the highly regarded Earlston High School. Westruther has good road links with the main borders towns and is well positioned for commuting to Edinburgh by road and the Borders Rail station at Stow.

HIGHLIGHTS

- Sizeable South Facing Plot • Expertly Designed Bespoke Home • Excellent Quality and Attention To Detail • Luxurious Layout and Proportions • Sociable & Flexible Interior • Active Village Community • Excellent Commuter Links

ACCOMMODATION SUMMARY

Ground Floor - Reception Hall, Large Family Dining Kitchen with Connecting Garden Room, Utility Room, Lounge, Cinema Room, Home Office, Cloakroom, Double Bedroom with En-Suite Shower Room. First

Floor - Master Bedroom Suite with Dressing Room, En-suite Shower Room and Juliet Balcony, Three Further Double Bedrooms One with En-Suite and Juliet Balcony and Family Bathroom.

ACCOMMODATION

The impressive pillared entrance way opens to a luxuriously proportioned reception hall with feature staircase leading to a twin landing. The main living areas extend off this reception hall with the fabulous open plan dining kitchen creating a wonderful family space with ample room for dining and informal lounging whilst the kitchen itself has been stylishly fitted with an excellent range of cabinetry with dual aspect windows overlooking the gardens and a central breakfasting island. The connecting garden room offers a peaceful environment with a sunny aspect to the gardens and patio doors leading to a raised decked terrace – the ideal spot for morning coffee. Off the kitchen, the utility room is finished in matching style and offers a very useful facility. To the far side of the reception hall lies the sophisticated lounge which boasts a selection of windows on two sides overlooking the surrounding gardens. The multi fuel stove is recessed into a feature fireplace and ensures a lovely focal point. A room that many will aspire to have, the cinema room is a real luxury with surround sound and projector screen – positioned to the front of the building this room could lend itself to alternative uses if desired, whilst the dedicated home office provides a peaceful work environment with a useful cloakroom located just down the hall. One of the five double bedrooms is located on ground floor level and is nicely tucked away to the rear of the building – ideal as a guest suite with good built in storage and smart en-suite shower room. The staircase extends to a twin landing with the master bedroom suite occupying the entire 'east wing' of the upper floor; comprising of a particularly bright and spacious double room complete with Juliet balcony, fully fitted dressing room and en-suite shower room with double sinks and shower cubicle with massage jets. The far landing hosts three further double bedrooms, again one with en-suite and shower room and Juliet balcony as well as a very well appointed four piece family bathroom.

EXTERNAL

The property sits centrally within a large sunny south facing plot. The gardens have been thoughtfully landscaped to provide a particularly neat and tidy space with areas suitable for family use, summer dining and hosting

friends. The gardens enjoy lovely outlooks over the surrounding farmland and excellent levels of privacy. The sweeping driveway to the front offers space for multiple vehicles whilst the original detached double garage has been altered internally to provide a garden store and fabulous games/entertaining room – this is an excellent space but could easily be reinstated back to use as a garage if desired. An external twin socket has been installed outside the garage.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil fired central heating including under floor heating throughout all of the bathrooms/shower rooms.

COUNCIL TAX & ENERGY EFFICIENCY

Band G & Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £560,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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