



AMARCO Estates are delighted to introduce this stunning 3 bedroom detached property presented in pristine condition. With a stunning colour palette and a modern finish throughout, this house is ready to become your dream home.

Welcome to this stunning, rarely available detached property located in the popular village of Calderbank. This spacious home boasts three good-sized bedrooms, offering ample space for a growing family or those seeking a peaceful retreat away from the hustle and bustle.

As you step into the house, you are greeted by a expansive lounge/dining area with the most stunning media wall perfect for enjoying cosy nights in front of the TV. The adjoining dining area leads you to a stunning decked area to enjoy the summer sun. Moving into the kitchen which is a chef's dream, equipped with modern appliances and ample countertop space for preparing delicious family meals.

Upstairs you will find three well-proportioned bedrooms, each offering comfort and tranquillity for a restful night's sleep. The decor in each room allows for personalization, enabling you to infuse your unique style and create a space that reflects your family's individual taste. The master bedroom benefits from large, fitted wardrobes and an en-suite which is finished to a high standard, featuring sleek fixtures and a luxurious feel similar to the beautifully presented family bathroom.

The exterior is just as impressive as the interior you will notice the immaculately presented front and rear gardens, having been upgraded by the

current owners this outside space is perfect for hosting summer BBQ's and events. The property further benefits from an extensive driveway to the front which provides additional convenience.

Early viewings are recommended to avoid disappointment for this luxurious and comfortable home.

Situated in a popular area with great road and rail links, this home offers easy commuting options for those who need to travel for work or leisure. The property is also conveniently close to all amenities, including shops, restaurants, schools, and recreational facilities, ensuring that everything you need is just a short distance away



Floor 1



Floor 2



TOTAL: 86 m²
FLOOR: 1: 43 m² FLOOR: 2: 43 m²
EXCLUDED AREAS: BAY WINDOW: 1 m²

Floor Plan Created By Colicata App. Measurements Deemed Highly Reliable But Not Guaranteed.

| Energy Efficiency Rating | | |
|---|---------|---------|
| | Current | Present |
| Very energy efficient - lower running costs | | |
| (A+ plus) A | | |
| (B+ 91) | B | |
| (B+ 80) | C | |
| (B+ 61) | D | |
| (B+ 54) | E | |
| (B+ 30) | F | |
| (B+ 20) | G | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|---------|
| | Current | Present |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (B+ plus) A | | |
| (B+ 80) | B | |
| (B+ 61) | C | |
| (B+ 54) | D | |
| (B+ 30) | E | |
| (B+ 20) | F | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| Scotland | | |