

**Morgans**

PROPERTY

5 Middleton Park, Keltybridge, KY4 0GZ

Offers Over £525,000











An outstanding executive detached villa located within an exclusive development of nineteen prestigious homes. The bespoke builders (Thomson Homes) built these properties to the highest specification to create the ideal family home with oak finishes throughout and high quality fixtures and fittings. The property is a credit to the present owners who have upgraded the property with show home flair, offering contemporary living with stylish decoration. The external and internal finishes are of the highest standard with unique features throughout including underfloor heating on the ground floor and in all bathrooms. The property further benefits additional features with "smart home" hardware complete with full house audio system, broadband and television points. There is a full security system and further features include integral vacuum system. The landscaped gardens are south facing with woodland backdrop which sets this property aside as offers a high degree of privacy, an idyllic haven offering a child and pet safe environment. It is also adjacent to open land and is therefore not overlooked. The accommodation briefly comprises, reception hall, w.c, lounge, dining room, fitted kitchen/family room and separate utility room. On the upper level a gallery landing leads to four double bedrooms (all with built in wardrobes) two en-suite facilities and family bathroom. The double garage has electric doors and driveway for several vehicles, power and light within. The property is double glazed with gas central heating. Internal viewing is highly recommended to fully appreciate this stunning family home architecturally designed offering distinction in the current market.







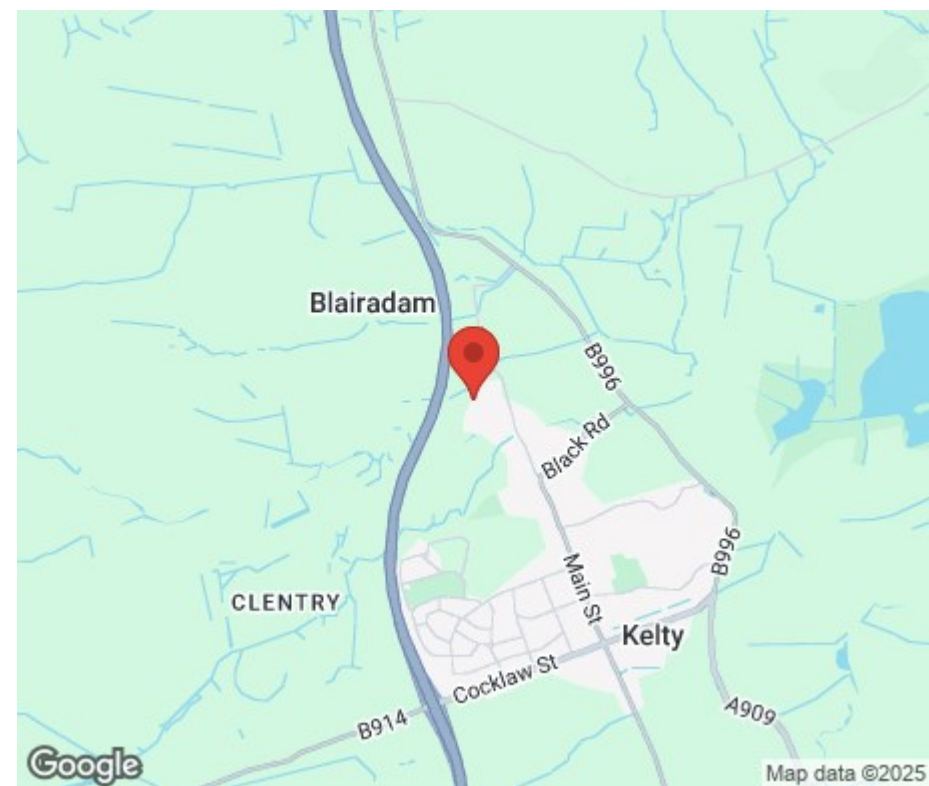
## LOCATION

Keltybridge is easily accessible and Edinburgh, Stirling and Perth are all within easy commuting distance. Edinburgh 30 minutes, Stirling 45 minutes and Perth less than 30 minutes. Middleton Park benefits from excellent local schooling at Cleish Primary and Kinross High School. Private schooling is also available in Edinburgh, Dollar and Perth, all easily accessible. Middleton Park is set within a greenfield site and is screened and bordered by mature trees and woodland.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.















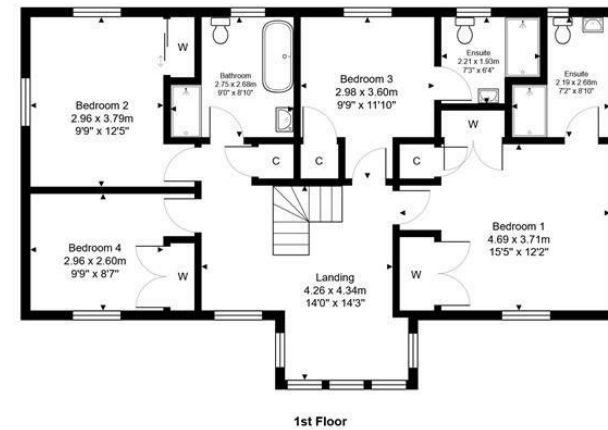
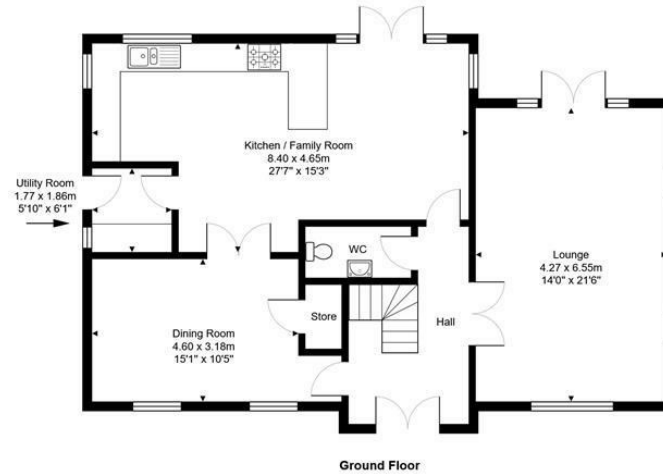


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Total Area: 186.5 m<sup>2</sup> ... 2007 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

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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.