



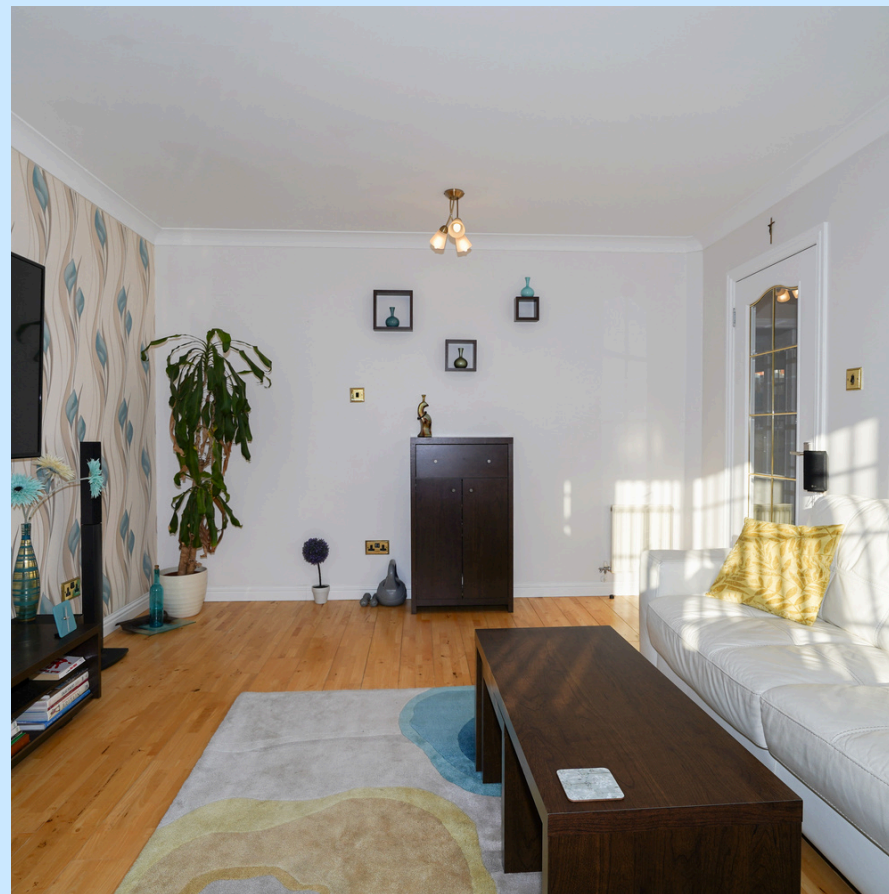
# 37 JAMES SMITH AVENUE

FK2 0FP



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A spacious and inviting lounge with a large window that lets in plenty of natural light, creating a bright and airy atmosphere. Perfect for relaxation or entertaining guests. A generously sized, open-plan kitchen and dining area, ideal for family meals and hosting. The layout encourages socialising, with ample space for cooking and dining.





A convenient downstairs WC, offering easy access for guests and family members, adding practicality to the layout. The central hall connects all the upstairs rooms and adds to the sense of flow throughout the home.





The property boasts a spacious family bathroom with a full-sized bath, an over-bath shower, and a versatile design perfect for everyday family use.

One of three cozy and well-sized bedrooms, offering a comfortable retreat with plenty of natural light. Another spacious bedroom with built-in storage, providing an ideal space for rest and relaxation along with a versatile bedroom that can be used as a guest room, study, or home office, offering a quiet retreat.





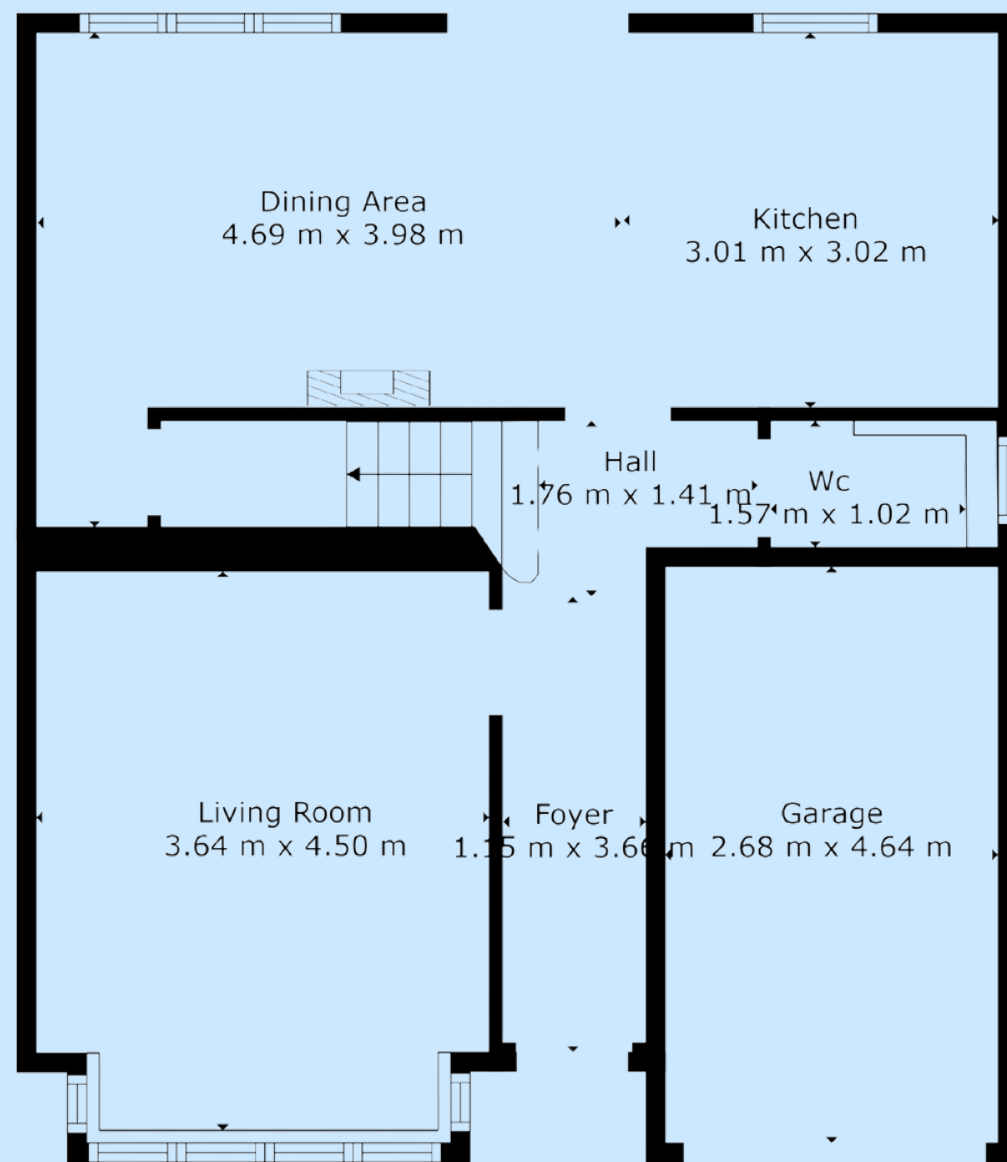
A luxurious master bedroom with ample space, offering a peaceful haven. It includes an ensuite bathroom for added privacy and convenience. A modern and functional large shower room, featuring sleek finishes and designed for comfort



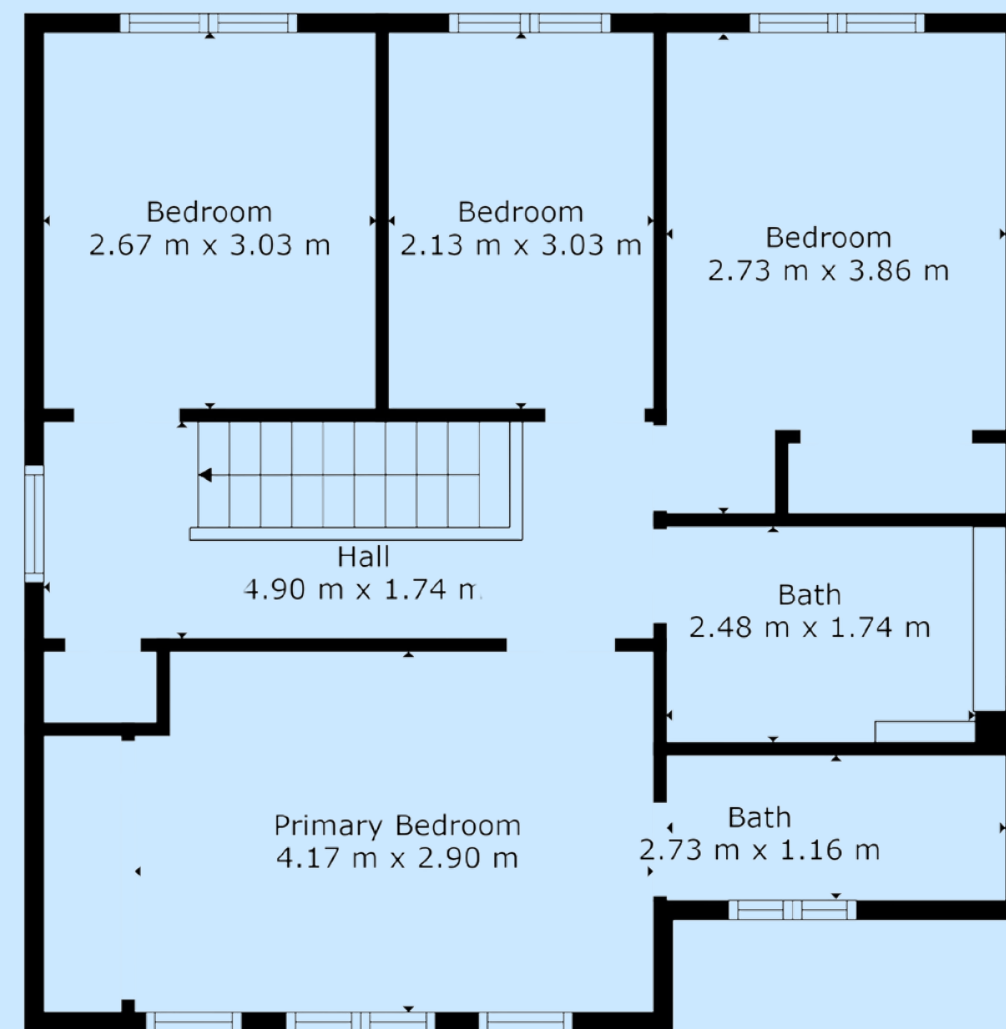


The property features a large garden with a spacious decked area, a well-maintained lawn, and a garden shed, offering the perfect blend of relaxation and practicality for outdoor living.





Floor 1



Floor 2

**TOTAL: 112 m2**  
 FLOOR 1: 54 m2, FLOOR 2: 58 m2  
 EXCLUDED AREAS: GARAGE: 12 m2



