

6 Kaimes Gardens, Kirknewton

Offers Over £175,000



6 Kaimes Gardens

Kirknewton

Very well presented three-bedroom home in popular Kirknewton, boasting stylish interiors, stunning modern bathroom, walk-in dressing room, entertaining garden and excellent commuter links.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C







Entrance

9' 10" x 5' 11" (3.00m x 1.80m)

The property is entered through a white composite front door, complemented by glazed panels to either side, allowing plenty of natural light into the entrance hallway. The hallway features attractive solid oak flooring, which continues through into the lounge, neutral décor, ceiling spotlights and a radiator.

Kitchen

11' 10" x 9' 10" (3.60m x 3.00m)

The kitchen is fitted with an excellent range of modern white gloss units, providing ample storage, complemented by attractive solid wood worktops and plenty of preparation space. Grey wood-effect vinyl flooring and mosaic splashback tiling complete the contemporary finish. Further features include a stainless steel sink with mixer tap and drainer, induction hob, electric oven and extractor hood. All white goods are being gifted as part of the sale, including a dishwasher, washing machine and American-style fridge freezer with integrated ice maker. The kitchen also benefits from ceiling spotlights, built-in ceiling speakers with Bluetooth connectivity and a radiator. The combi boiler is neatly housed within a kitchen cupboard.

Lounge

18' 1" x 12' 6" (5.50m x 3.80m)

A generously proportioned and beautifully presented lounge offering excellent living space, finished in neutral décor with attractive solid oak flooring continuing from the entrance hallway. The room benefits from ceiling spotlights, a radiator and an excellent dining area with ample space for a table and chairs. French doors provide direct access to the rear garden, allowing plenty of natural light into the room. The lounge also features a large storage cupboard which has been cleverly adapted to create a useful snug office area, ideal for those working from home. The windows are east facing.







Bedroom One

8' 8" x 6' 7" (2.65m x 2.00m)

A cosy bedroom, currently set up as a children's room, featuring neutral décor and solid wood flooring. The room has an east-facing window overlooking the rear garden, a pendant light fitting and radiator.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.80m)

A decent sized bedroom offering useful built-in wardrobe and storage space. The room features blue décor, attractive solid oak flooring and a window overlooking the rear garden. Further benefits include a pendant light fitting and radiator.

Bedroom Three

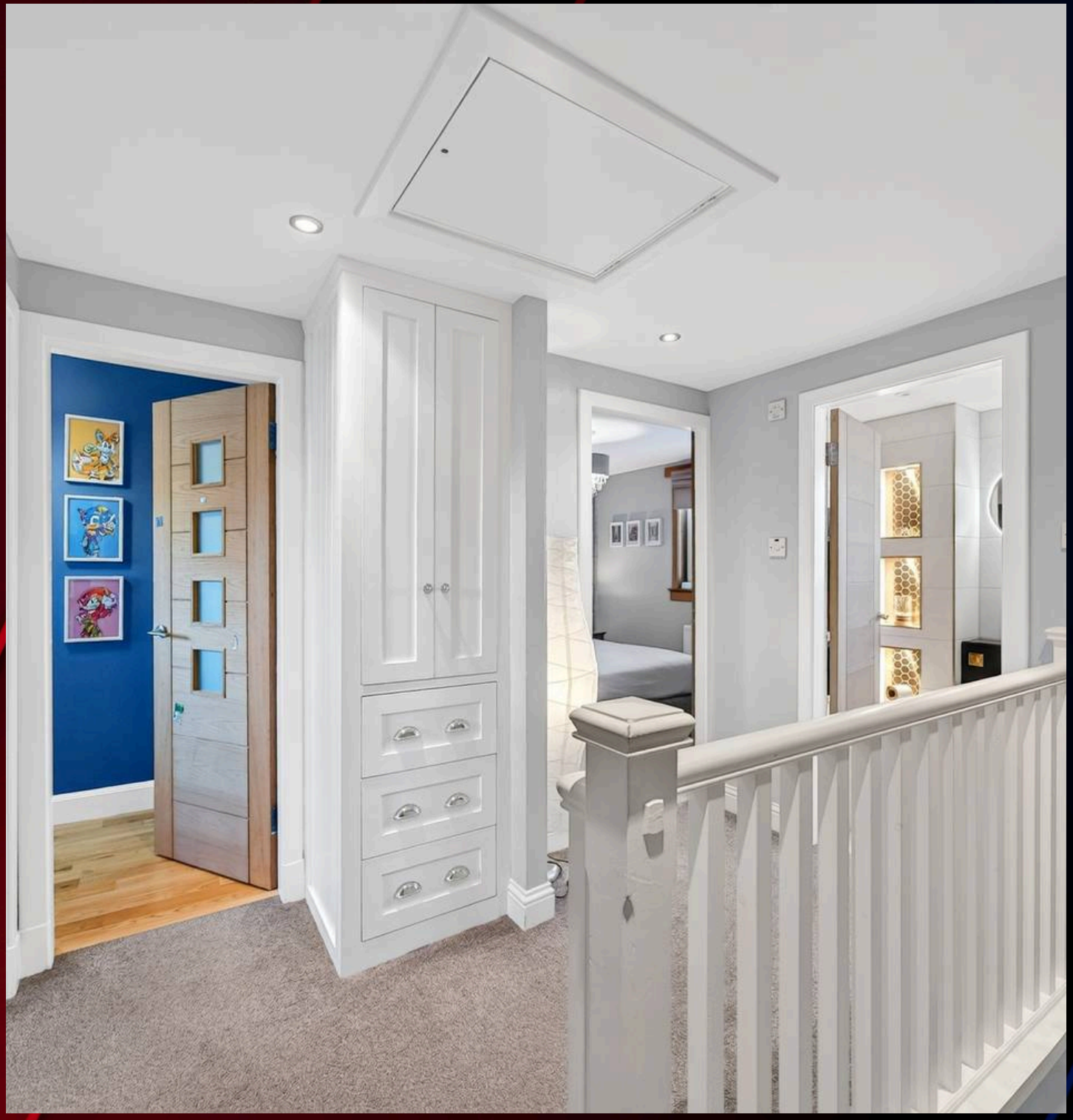
10' 2" x 9' 10" (3.10m x 3.00m)

The largest of the three bedrooms, this spacious room enjoys views over the front garden and parking area. Finished in neutral décor with beige carpeting underfoot, the room offers a comfortable and welcoming feel. A particular highlight is the generous walk-in wardrobe/dressing area – every girl's dream, offering plenty of space for clothes, shoes and accessories.

Bathroom

7' 10" x 5' 7" (2.40m x 1.70m)

A truly stunning, contemporary bathroom which feels like something straight out of a show home. Finished to an exceptional standard, the room features attractive cream stone-effect wall tiling complemented by wood effect flooring and a striking dark grey/black reeded vanity unit with matching storage cupboard. The modern square washbasin sits beneath an LED backlit mirror, while the bath benefits from a mains-fed shower with a luxurious rainfall showerhead and glass screen. One of the standout features is the beautiful brushed brass finish throughout, including the taps, shower fittings and heated towel rail, adding a real touch of luxury. Thoughtfully designed recessed alcoves provide excellent space for toiletries and display items, finished in gold with integrated lighting to create a stylish, high end feel. An opaque window provides natural light while maintaining privacy. A fantastic bathroom that really needs to be seen to be appreciated.



Landing

9' 2" x 8' 10" (2.80m x 2.70m)

The bright, open landing creates a wonderful sense of space throughout the upper floor. Finished with grey carpeting and attractive white balustrades, the landing continues the home's modern feel and benefits from ceiling spotlights. There is also some excellent practical storage, including a handy built in cupboard and drawers. A loft hatch provides access to the partially floored loft, complete with a Ramsay ladder for ease of access.

Rear Garden

The rear garden offers a good sized outdoor space, ideal for entertaining and enjoying the warmer months. Accessed directly from the lounge through the French doors, the garden features a decked seating area, perfect for outdoor dining and relaxing. The remainder of the garden is laid with low maintenance artificial grass, providing a practical space for children to play and enjoy outdoor activities without the upkeep of a traditional lawn.

Front Garden

To the front of the property is a small, easily maintained garden featuring a slabbed area with an additional section of lawn, providing a pleasant approach to the home.

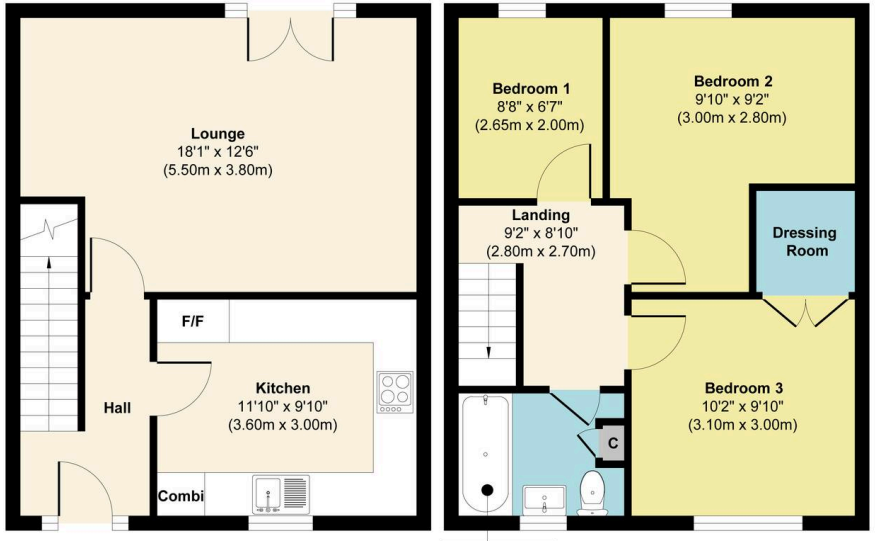
ALLOCATED PARKING

1 Parking Space

The property benefits from one allocated parking space conveniently located to the front of the property.

RE/MAX ESTATES

Kaimes Gardens



Ground Floor
Approximate Floor Area
408 sq. ft
(37.95 sq. m)

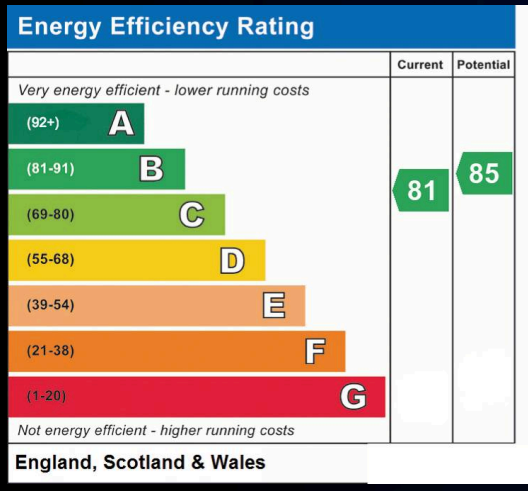
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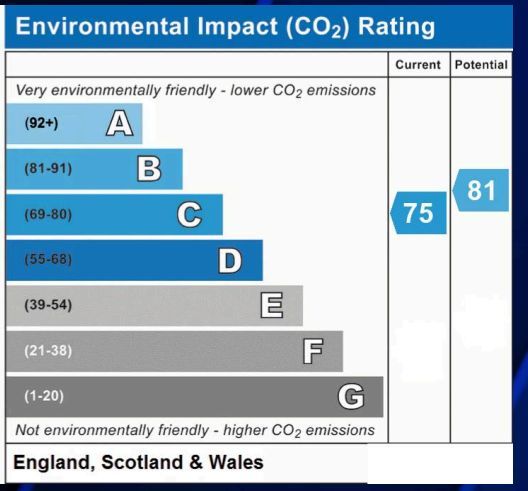
First Floor
Approximate Floor Area
408 sq. ft
(37.95 sq. m)

Approx. Gross Internal Floor Area 816 sq. ft / 75.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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