

2 MIDDLETON PARK, KELTY KY4 0GZ

HARPER & STONE
ESTATE & LETTING AGENTS





2 MIDDLETON PARK

KELTY, KY4 0GZ

PROPERTY FEATURES

- A stunning 5 bedroom detached family home Circa 2005
- Flexible living extending to approximately 262 square meters
- Immaculately presented throughout
- Stunning open plan vaulted kitchen dining space with premium integrated appliances
- Triple aspect lounge with pellet burning stove
- Purpose built gym with enhanced structural design
- Private South facing, low maintenance garden ideal for entertaining
- Integral double garage with EV charging point and driveway parking
- Opportunity to create a 5th bedroom
- Early viewing essential to appreciate the lifestyle on offer

Set within an exclusive enclave of just nineteen beautifully designed homes, this exceptional four-bedroom detached residence offers an outstanding blend of space, style and versatility extending to approximately 262 sqm. Built circa 2005 and superbly maintained throughout, the home radiates character and warmth, delivering an effortlessly elegant setting for modern family living.

The Accommodation is Presented as Below

Ground Floor: Entrance Vestibule, Reception Hall, Lounge, Kitchen/Diner, Dining/Games Space, Snug/Study, Utility Room, Gym and Conservatory.

First Floor: Landing, Principal Bedroom with Ensuite Bathroom, 3 Further Bedrooms one with a Dressing Area, one with an Ensuite Shower Room and a Family Shower Room.

Entry is via the front door into a welcoming hallway, immediately setting the tone for the generous proportions that follow. To the left, through double partially glazed doors, lies the impressive formal lounge, a stunning triple aspect space flooded with natural light and centred around a charming wood pellet burning stove. Returning to the hallway, a grand pillared entrance leads into the dining room, currently utilised as a games room, perfectly illustrating the flexibility of this home. From here, double doors open into the conservatory, a serene retreat that seamlessly connects indoors with outside, offering a peaceful space to relax and unwind.

The heart of the home is the magnificent kitchen dining room, featuring a vaulted ceiling with twin Velux windows that allow daylight to pour in. This beautifully appointed space boasts an excellent range of wall and base units alongside high quality integrated appliances including an induction hob, two Neff ovens, microwave, Bosch dishwasher, and full height fridge and freezer. The dining area comfortably accommodates a ten seated table, making it ideal for entertaining, while patio doors provide direct access to the rear garden.

Also on the ground floor is a well proportioned family room study, ideal for modern living and working remotely. A practical boot room offers extensive storage and hanging space, while a separate utility laundry room provides additional storage, work surfaces, sink, and space for free standing appliances, along with access to the integral double garage. There is also a Foxydry ceiling airer, offering a smart and space saving solution for everyday laundry. The garage itself benefits from light, power and an electric vehicle charging point. A convenient cloakroom with vanity storage and WC completes the ground floor. Additionally, a purpose built gymnasium provides a standout feature, complete with a double joisted floor, automatic blinds and fly screens.

Ascending to the first floor, the upper hallway offers excellent storage and access to all accommodation. The principal bedroom is a







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luxurious retreat, complemented by a chic ensuite bathroom featuring a bath, large walk in shower, vanity sink unit, mirrored cabinet and WC. Two fitted wardrobes provide excellent storage. Bedroom two is a generous rear facing double room, enhanced by a bespoke walk in dressing area, formerly bedroom five and easily reinstated if required. Bedroom three, also rear facing, benefits from its own ensuite shower room, while bedroom four is a well proportioned double with fitted storage. The family shower room completes the accommodation, featuring a large walk in shower, double sink with dual taps mirrored cabinet and WC.

The property benefits from an air-source heat pump which serves underfloor heating to the ground floor, other than the Gym and Utility Room which benefit from having radiators. Steel panel radiators service the first floor level, with the exception of the bathroom and ensuite, which are served by underfloor heating.

Externally, the property enjoys beautifully manicured gardens to the front, side and rear. The front garden is laid to lawn and enclosed by an attractive half height iron fence, while the side garden showcases a thoughtfully designed raised bed arrangement with a striking central water feature. A mono bloc driveway provides off street parking for two vehicles. The private south facing rear garden has been designed with ease of maintenance in mind, featuring Astro turf, a generous patio area, tiered planting beds with mature shrubbery, and a built in BBQ, creating the perfect setting for entertaining and family gatherings. From an energy perspective there is an impressive array of 20 south facing solar panels and 3 solar storage batteries returning 6 pence per kilo watt.

A truly exceptional family home of remarkable scale and quality, seamlessly blending elegant design with highly adaptable living spaces, this outstanding residence offers a rare

opportunity to acquire a home of such calibre within a prestigious and tightly held development. From its thoughtfully designed interior to its beautifully landscaped outdoor spaces, every element has been carefully considered to create a home that is both luxurious and practical. Early viewing is strongly recommended to fully appreciate the space, specification and lifestyle this impressive property has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

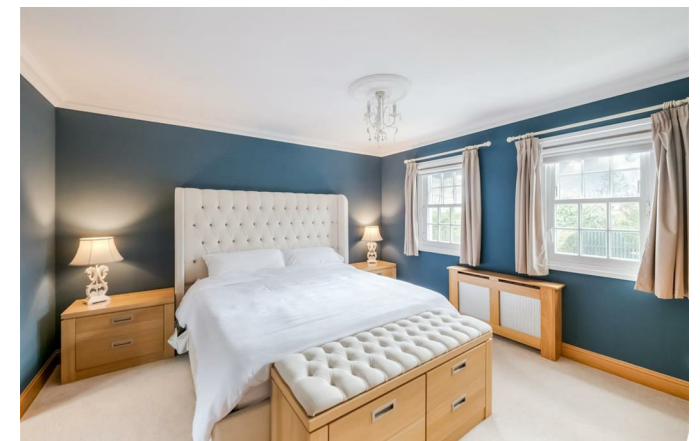
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Council Tax Band G
EER Band B

Water: Mains
Sewage: Mains
Heating: Air Source Heat Pump

Keltybridge is a small hamlet conveniently located near to the M90 providing ideal commuter links to Edinburgh Airport plus easy access to Dunfermline, Edinburgh, Perth and beyond. The rail network can be found in Cowdenbeath with Park and Ride facilities at Halbeath, both are just a short drive away. Bustling communities in nearby Kinross and Cowdenbeath provide a wealth of local amenities such as supermarkets, banking, bars and restaurants. Loch Leven is only a few miles away and offers an abundance of outdoor

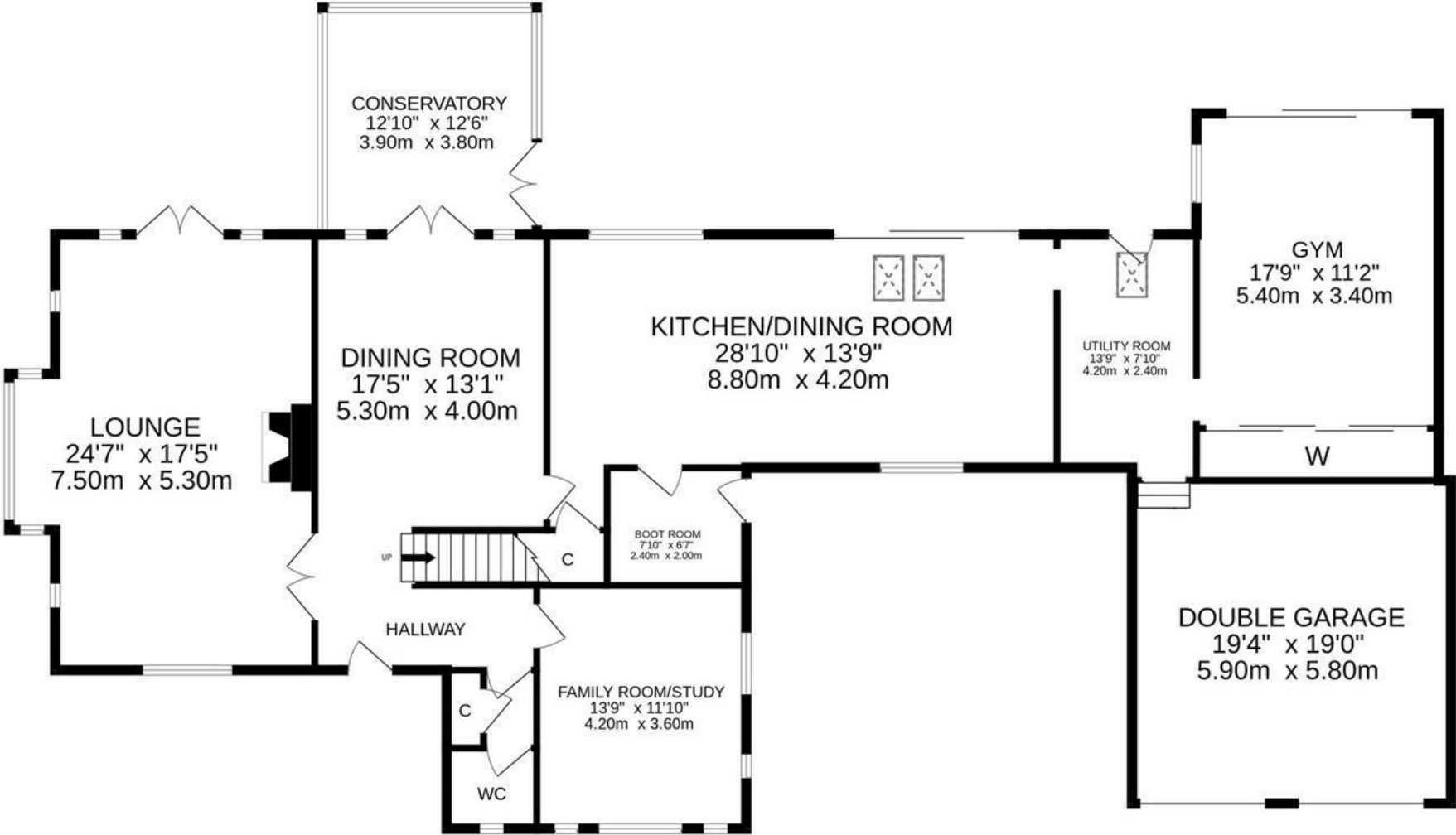
recreational activities Keltybridge is the perfect balance of semi-rural living with easy city access. Catchment schools for Keltybridge are Cleish Primary School and Kinross High School both of which are highly regarded. There is a school bus service running to both schools daily. Dollar academy is also easily accessible by car and school bus.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

