

16 MIDDLETON PARK, KELTYBRIDGE KY4 0GZ

HARPER & STONE
ESTATE & LETTING AGENTS





16 MIDDLETON PARK

KELTYBRIDGE, KY4 0GZ

PROPERTY FEATURES

- Beautiful 4 bedroom family home set within an exclusive development of just nineteen executive homes
- Built by Thomson Homes in 2006, properties within this enclave are highly sought after
- Approximately 186 square meters of beautifully maintained accommodation
- Immaculately presented detached family residence
- Two elegant reception rooms ideal for family life and entertaining
- Impressive kitchen and family space forming the heart of the home
- Principal bedroom and guest bedroom with ensuite facilities
- Detached double garage and driveway parking for three vehicles
- Early viewing essential to appreciate the lifestyle on offer

Occupying a delightful position within an exclusive development of just 19 executive homes, 16 Middleton Park is an exceptional detached residence where elegant design, generous proportions and everyday comfort come together beautifully. Immaculately presented throughout, this warm and characterful family home offers approximately 186 square metres of thoughtfully planned accommodation, creating an enviable setting for modern family life, relaxed entertaining and peaceful moments at home.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge, Kitchen/Family Room, Dining Room, Utility Room and a Cloakroom.

First Floor: Upper Landing, 2 Bedrooms with Ensuite Shower Rooms, 2 Further Bedrooms and a Family Bathroom.

The elegant entrance porch creates an inviting first impression, with double doors opening into a welcoming central hallway. Natural wood finishes, a beautifully crafted staircase and a light, neutral palette set the tone for the stylish interiors that follow. To the left, the generously proportioned lounge is an exceptionally warm and comfortable space. Dual aspect windows and French doors leading to a pretty courtyard allow natural light to flood the room, while the chimney breast, housing a gas living flame stove, provides an attractive focal point and creates a cosy atmosphere during the cooler months.

At the heart of the home lies the superb kitchen and family space, a sociable and versatile setting ideally suited to everyday family living and relaxed entertaining. The kitchen is fitted with an excellent selection of wall and base units in a cream high gloss finish, complemented by contrasting pan drawers and cabinetry in a dark oatmeal hue. Wooden work surfaces bring warmth and texture to the contemporary design, while integrated appliances include an induction hob, double oven, dishwasher, freezer and full height fridge. Flowing naturally from the kitchen, the family area provides an inviting place to relax, with French doors opening directly onto the rear garden and creating an effortless connection between the interior and outdoor spaces. A separate utility room offers additional storage, a sink and space for two freestanding appliances, together with convenient access outside.

Partially glazed double doors connect the kitchen with the front facing dining room. Filled with natural light, this elegant reception space comfortably accommodates a six to eight seater dining table and is perfectly placed for both informal family meals and more formal occasions. Returning to the hallway, a well appointed cloakroom completes the ground floor accommodation.

The staircase rises to an outstanding upper landing, where five windows create a wonderfully bright and airy atmosphere. Far more than a







16 MIDDLETON PARK

simple passageway, this impressive space has the feel of an additional room, with a recessed area providing ample space for a settee. It offers an idyllic spot in which to sit and unwind and could equally be arranged as a reading nook, study area or workstation. The principal bedroom is a generous front facing retreat, complete with two double wardrobes and a private ensuite shower room featuring a walk in shower, vanity sink with storage and a WC. Bedroom two also enjoys its own ensuite shower room, making it particularly well suited as a comfortable guest suite.

Bedrooms three and four are both generous double rooms with fitted storage. Bedroom four is currently arranged as a study and home office, demonstrating the adaptability of the accommodation and providing an ideal environment for remote working. Completing the first floor is the beautifully appointed family bathroom. This spacious room features a Jacuzzi bath, separate walk in shower, vanity sink with storage, mirrored bathroom cabinet and WC with additional built in storage.

Externally, the property is surrounded by private garden grounds extending to the front, side and rear. A considered combination of lawn and paved areas creates attractive and practical spaces for all the family to enjoy, while the lovely raised deck provides an ideal setting for outdoor dining, entertaining or simply relaxing in the sunshine. A mono block driveway provides off road parking for three vehicles and leads to the detached double garage, which is equipped with up and over doors, light and power.

Beautifully maintained and effortlessly inviting, this is a home that offers far more than generous accommodation. From its light filled living spaces and superb family kitchen to the remarkable upper landing and private gardens, every element has been thoughtfully considered to create a lifestyle of comfort, elegance and ease. Early viewing is essential to

experience the warmth, quality and wonderful sense of space this outstanding family home has to offer.

The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Certain light fittings will not remain. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation///pegged.whistling.decorated

Council Tax Band G
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas

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

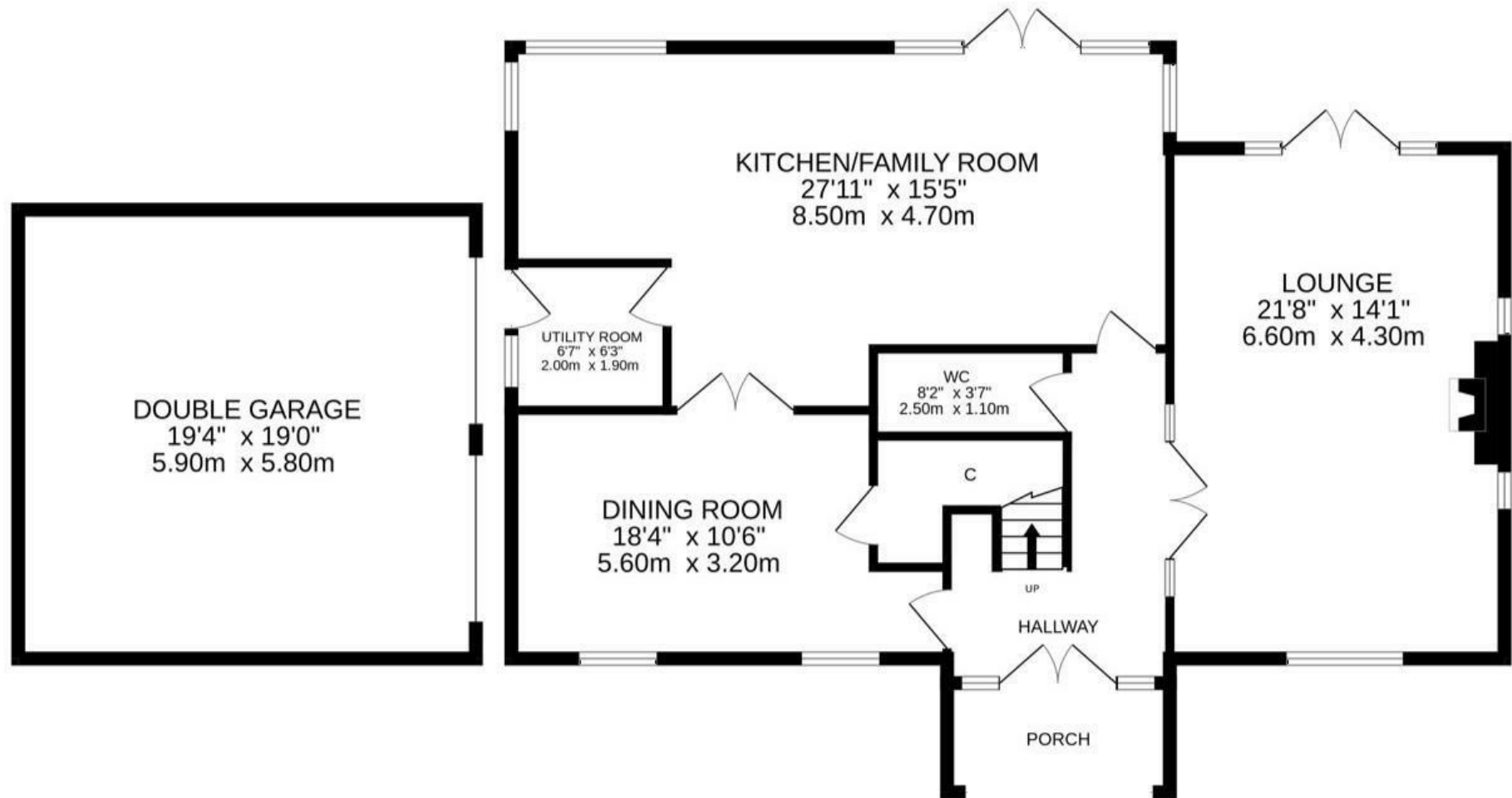
School both of which are highly regarded. There is a school bus service running to both schools daily. Dollar academy is also easily accessible by car and school bus.

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

