

**2 Aird Crescent,
Kirkhill IV5 7NA**

Offers Over £245,000





Overview

- Spacious semi detached villa in prime location
- Sought after Kirkhill Primary catchment area
- Open plan lounge/kitchen/diner, 3 beds, 2 ensuites, WC, bathroom
- Enclosed garden, detached garage, drive with parking for 4 cars
- Ideal purchase for young families and professional couples
- EPC Band B



Description

This spacious three-bedroom family home sits within a fabulous modern development in the popular semi-rural village of Kirkhill. Enjoying a generous corner plot at the end of a quiet cul-de-sac, the property offers an excellent sense of privacy and space. Arranged over two floors, with a stylish split-level landing that floods the interior with natural light, the layout has been thoughtfully designed to suit modern family living.

The open-plan kitchen/dining room and lounge form the heart of the home, providing a fantastic space that caters effortlessly to everyday family life as well as entertaining. The contemporary kitchen features sleek modern units and integrated appliances including an electric hob, oven, extractor, fridge/freezer, dishwasher, and washing machine. Completing the ground floor is a guest bedroom with en-suite and fitted wardrobe there is also a large WC, a useful hall storage cupboard adds further practicality.

Upstairs, you'll find two further generous double bedrooms, each with fitted wardrobes, along with an additional en-suite. A well appointed family bathroom with a completes the upper level.

Externally, the property continues to impress with an enclosed rear garden, ideal for children and pets, along with a garage and a substantial driveway providing parking for up to 4 cars. The home also benefits from double glazing and efficient oil central heating throughout, ensuring comfort all year round.

This fantastic home would be ideal for young families and professional couples alike.



Room Dimensions

Kitchen/ Dining/ Lounge (15' 5" x 26' 10") or (4.70m x 8.17m)

Bedroom 2 (downstairs) (10' 2" x 10' 9") or (3.09m x 3.28m)

Bedroom 2 En Suite (5' 10" x 6' 2") or (1.78m x 1.89m)

WC (6' 2" x 4' 6") or (1.88m x 1.38m)

Principal Bedroom (12' 11" x 11' 7") or (3.94m x 3.53m)

Principal Bedroom En Suite (5' 7" x 7' 2") or (1.70m x 2.19m)

Bedroom 3 (12' 3" x 11' 4") or (3.73m x 3.45m)

Bathroom (7' 3" x 7' 0") or (2.21m x 2.14m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the hob, electric oven, extractor, fridge/freezer, dishwasher and washing machine.

Services

Oil heating, electricity, water and drainage. Telephone and fibre broadband.

Council tax

Band E

Tenure

Freehold.

Floor area

108m²

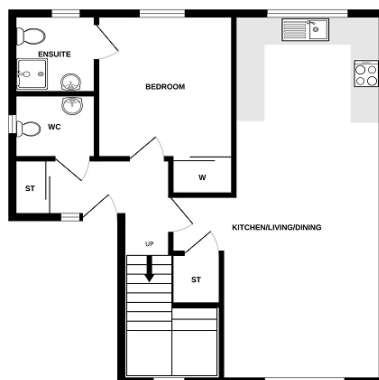
Entry

By mutual agreement.

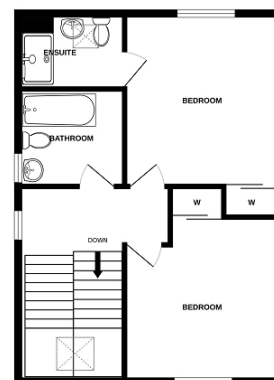
Viewing

Don't delay get in touch with Tailormade Moves today to arrange a viewing.

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