



PHIL ASHTON
exp

01282 691223

philashton.exp.uk.com

15 Kettledrum Drive, Guide Price £270,000

3 2



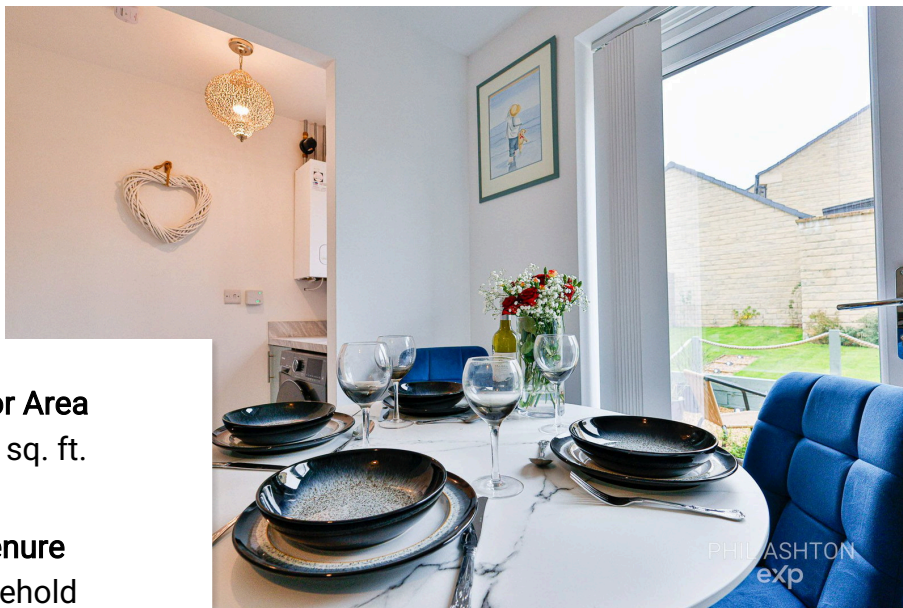
Please contact Phil Ashton Property or for online enquiries to book a viewing quote REF - PA1674.

Delighted to launch this stunning three bedroom semi detached property on The Calders, in Cliviger.

Situated on the popular development of The Calders, this faultless family home combines spacious living, modern conveniences and a beautiful countryside setting.

The welcoming entrance hallway leads to a good sized lounge, flowing through to a contemporary kitchen with plenty of dining area space, an integrated electric oven and gas hob, alongside freestanding appliances, dishwasher, fridge freezer. A separate utility room and generous downstairs bathroom add further practicality.





Floor Area
818 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum



Kettledrum Drive Cliviger



Ground Floor

Living Room	3.50 m x 4.50 m
Kitchen / Diner	3.30 m x 3.80 m
Toilet	1.20 m x 2.00 m

First Floor

Bedroom 1	3.50 m x 3.30 m
Bedroom 2	2.40 m x 3.30 m
Bedroom 3	2.00 m x 2.20 m
Bathroom	2.40 m x 1.70 m
Ensuite	1.20 m x 2.00 m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	