



Morgans

PROPERTY

Grianan , By Kelty, KY4 0JD

Offers Over £540,000







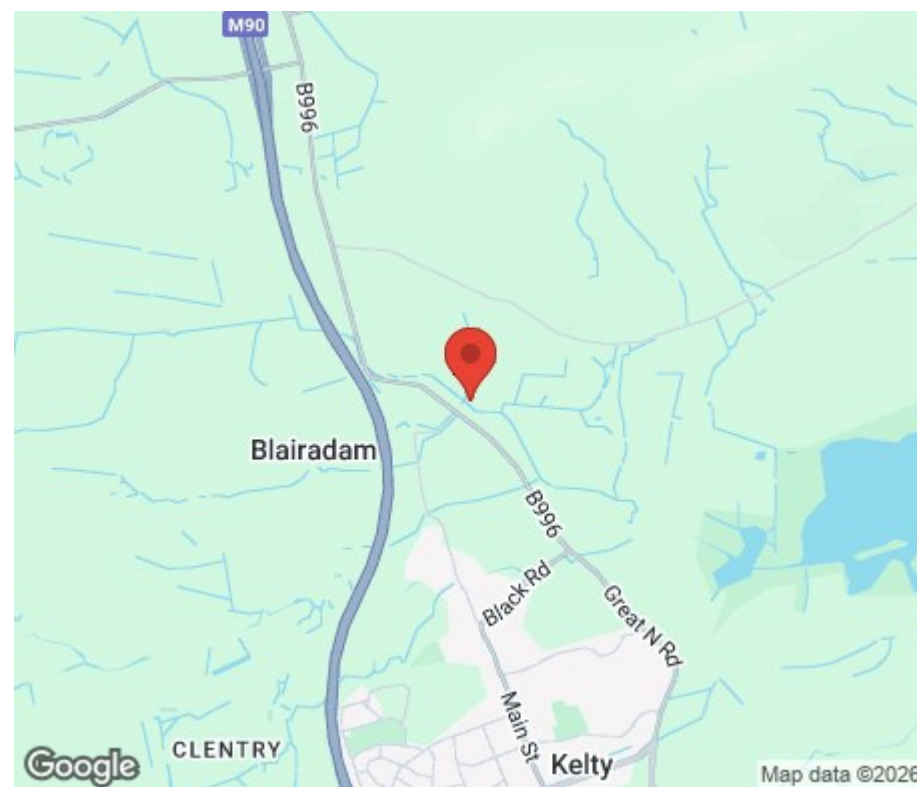




" Now £20,000 below home report" Built in 2023 by the current owners, this stunning architect-designed detached bungalow in Blairforge offers a perfect blend of modern living and serene countryside views. The open-plan living area is a standout feature, characterised by its impressive vaulted ceilings and floor-to-ceiling windows that flood the space with natural light. This design not only enhances the sense of space but also allows you to enjoy the picturesque surroundings from the comfort of your home. The kitchen is a true highlight, featuring high-quality fixtures and elegant Bi-fold doors that lead directly to the garden, creating a wonderful flow between indoor and outdoor spaces. In addition to the generous living space, the bungalow boasts four spacious bedrooms, including a principle suite complete with a dressing room and en-suite shower room. The additional en-suite shower room and luxury family bathroom perfectly cater to the needs of a busy household.







### OUTSIDE SPACE

Outside, the wrap-around gardens provide a serene outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. The patio area is an excellent spot for al fresco dining or simply unwinding with a good book. Additionally, the drying green offers a practical space for laundry, enhancing the home's functionality.

### EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings, dishwasher and Induction Range cooker will be included in the sale.

### NOTES

This is an Eco friendly home with air source heat pump providing under floor heating and solar panels on the roof.

### VIEWINGS

All viewings are strictly by appointment by calling Morgans on 01577 863424.







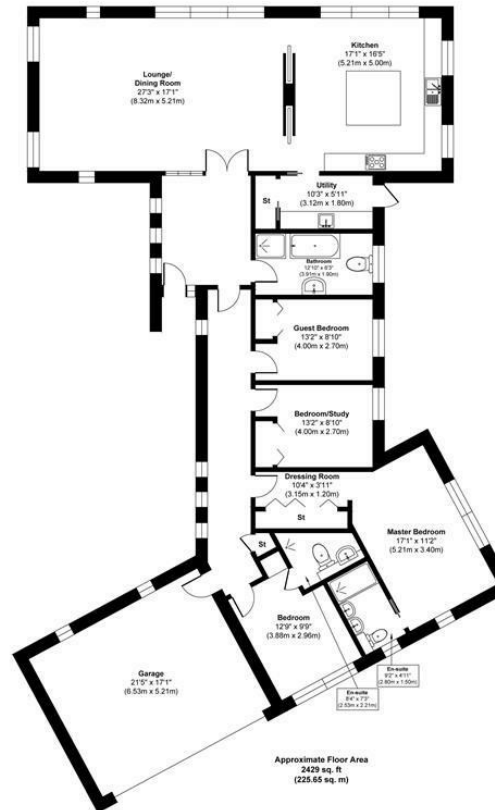








Grianan Blairforge, Kelty, KY4 0JD



Approx. Gross Internal Floor Area 2429 sq. ft / 225.65 sq. m  
Illustration for identification purposes only. measurements approximate, not to scale. Copyright



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.