



**Morgans**

PROPERTY

13 Middleton Park, Keltybridge, KY4 0GZ

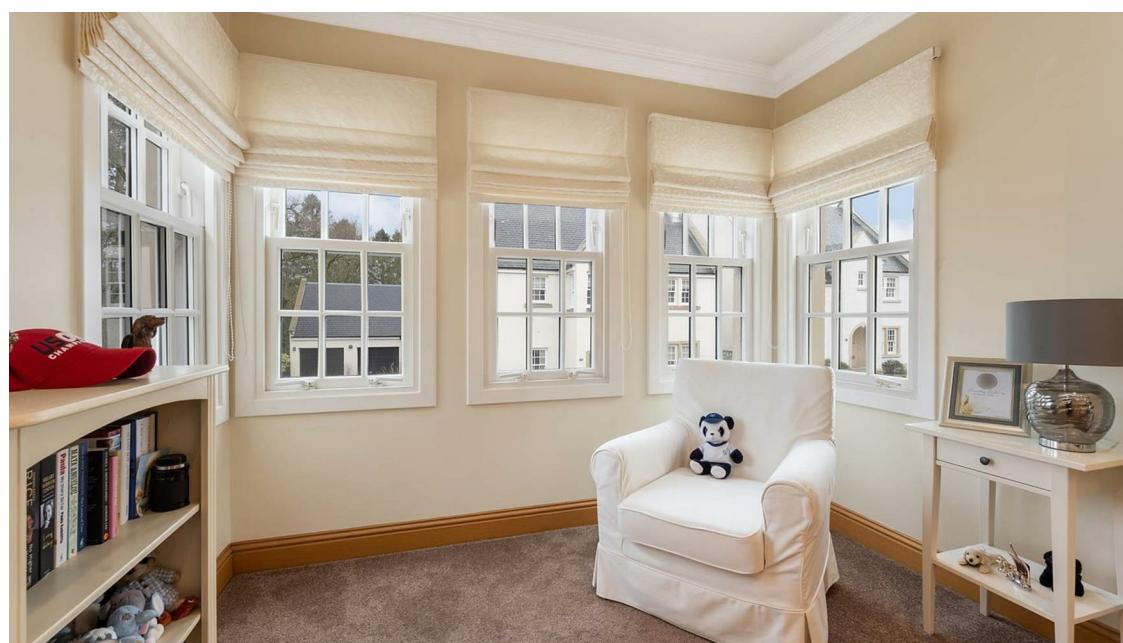
Offers Over £420,000







Superb executive detached villa built by Thomson Homes who are a specialist builder catering to create the ideal family home. The property is a credit to the present owners with showhome flair, contemporary living and stylish layout. The external and internal finishes are of the highest standard with unique features throughout including underfloor heating in all bathrooms and lower level accommodation, hardwood oak flooring, doors, facings and staircase with Karndean flooring in the kitchen and master en-suite. The property is fitted with "smart home" hardwire complete with full house audio system, broadband and television points. There are many attractive features including integral vacuum system. Internal viewing is highly recommended to fully appreciate this stunning family home architecturally designed offering distinction in the current market.





#### DESCRIPTION

The accommodation briefly comprises, reception hall, w.c, lounge, family room, dining kitchen fitted with Neff appliances and utility room. On the upper level gallery landing leading to four double bedrooms with two en-suite facilities and separate study with four piece family bathroom ( Jacuzzi bath). The gardens are well maintained and private, fully enclosed providing a child and pet safe environment with woodland backdrop. Feature summerhouse/relaxation room with luxury hot tub/spa. Double garage with electric doors and driveway for several vehicles with ample visitors parking. There is power and light in both the garage and summerhouse. The property is double glazed with gas central heating.

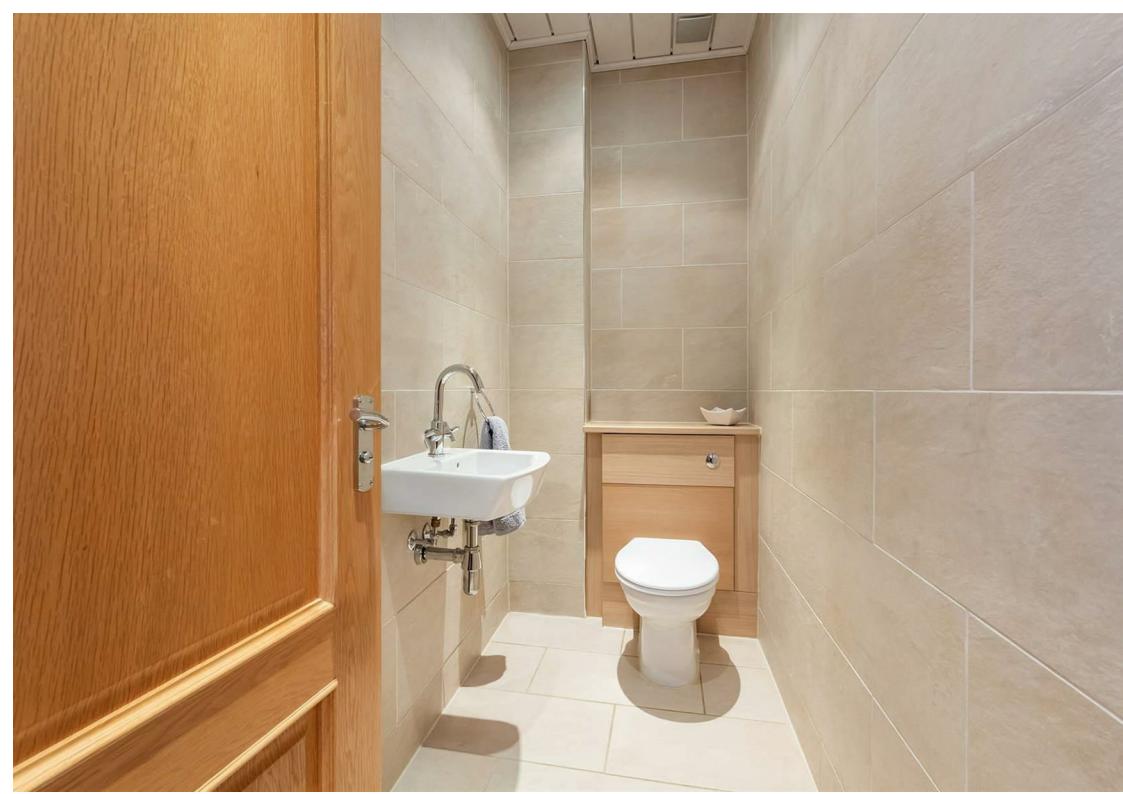
#### LOCATION

Keltybridge is easily accessible and Edinburgh, Stirling and Perth are all within easy commuting distance. Edinburgh 30 minutes, Stirling 45 minutes and Perth less than 30 minutes. Middleton Park benefits from excellent local schooling at Cleish Primary and Kinross High School. Private schooling is also available in Edinburgh, Dollar and Perth, all easily accessible. Middleton Park is set within a greenfield site and is screened and bordered by mature trees and woodland.

#### EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, washing machine, tumble dryer, hot tub and summerhouse.











DIGITAL CONTENT CREATION  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan,  
 please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through  
 cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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