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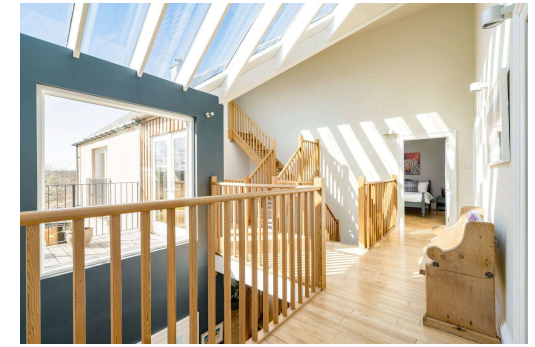


Kirkwall

Westruther, TD3 6NS

Offers Over £540,000





Kirkwall is an exemplary and uniquely designed home which provides a luxurious level of living. Perfectly placed for rural family life, in an active village community and within commuting distance to Edinburgh.



Occupying a sizeable plot towards the edge of this commuter village with lovely rural outlooks, Kirkwall is a one off, executive style property. Designed and built by the current vendors, the property offers a luxurious level of living with some very well considered design features which come together to create this impressive and truly unique family home. The clever and striking use of glass to the front elevation makes the most of the setting with fabulous far reaching views whilst the internal layout ensures a great degree of flexibility with a choice of living spaces, bedroom and bathroom facilities on both levels not to mention excellent home working solutions. This creative and imaginative property offers a great opportunity for those seeking their forever family home, whilst also offering possibilities as a B&B/ guest home. .

Westruther is an active rural community with a well-supported village pub, a primary school and easy connections to local secondary schools, making it a perfect location for those families seeking an alternative to city living, with the Edinburgh City bypass less than a 30 minutes drive away

HIGHLIGHTS

- Individually designed home • Luxurious level of finish • Under Floor Heating Throughout The Ground and First Floors • Highly adaptable layout • Rural outlooks • Active village setting • Commutable to Edinburgh

ACCOMMODATION SUMMARY

Ground Floor – Entrance Porch, Reception Hall/Family Area, Lounge, Family Dining Kitchen, Utility Room, Media Room/Bedroom, Cloakroom. with WC

First Floor - Master Suite with Dressing Room and Luxurious En-Suite Bathroom, Bedroom Two and Three both with En-Suite and Dressing Rooms, Bedrooms Four and Five Served By The Family Bathroom

Second Floor - Home Office/Bedroom, Large Attic Storage with scope to convert to additional accommodation

ACCOMMODATION

Kirkwall has a great first impression with the glazed front elevation providing a fabulous feature and ensuring floods of natural light into the reception hall/family area. The open staircase from this room takes centre stage and leads to a galleried landing above. The hub of this home is unquestionably

the social family dining kitchen; this room has been designed with modern family life in mind; ample room for dining, informal lounging and providing a very well appointed fully fitted kitchen. Double doors at the rear allow a seamless indoor/outdoor connection – perfect for those sunny summer days whilst front windows afford an open outlook. Across the hall lies the lounge; a relaxing and restful space, ideal for unwinding of an evening. With windows on all sides and a feature fireplace housing a large multi fuel stove, creating a cosy focal point. The ground floor double bedroom is currently utilised as a media / cinema room and is served by the ground floor cloakroom with WC which also boasts great storage. A utility room and adjoining boiler room provide useful facilities.

A decked roof terrace extends off the first floor landing to provide a wonderful seating area overlooking the countryside beyond. The master suite offers a level of luxury with great proportions, a Juliet balcony, well fitted dressing room and superb four piece bathroom which is centred around an impressive roll top bath. Four further double bedrooms are positioned on this level, two with well-appointed en-suite facilities and dressing rooms, and two served by the main family bathroom.

The staircase continues to the second floor where a quiet and peaceful home office is located. This room has options for use as a further bedroom if required and gives access to a large area of floored, currently undeveloped attic which could offer potential to convert to additional accommodation if desired.

GARAGE/GAMES ROOM WITH BAR AND WC

The multi car driveway leads to a detached double garage, which has been partially developed to provide a great workshop, store and cloakroom with hot & cold water and WC. This could easily be reinstated as a garage space if preferred. The upper floor above the garage has been converted to provide a games room, great for teenage children or social get-togethers, as well as offering possibilities for further office space if required.

EXTERNAL

The well maintained, private gardens extend around Kirkwall on all sides. With good privacy and sun throughout the day they offer a great environment for families and gardening enthusiasts alike. A timber

summerhouse/BBQ hut lies within the front garden with a decked dining terrace,

SERVICES

Mains water, electricity and drainage. Double glazing. LPG Central heating. Under floor heating throughout the ground and first floors

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE MARKETING POLICY

Offers over £540,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



