

# Property Connections



**Estate Agent**

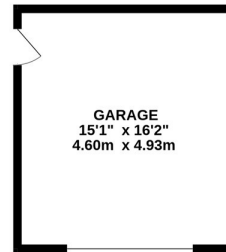
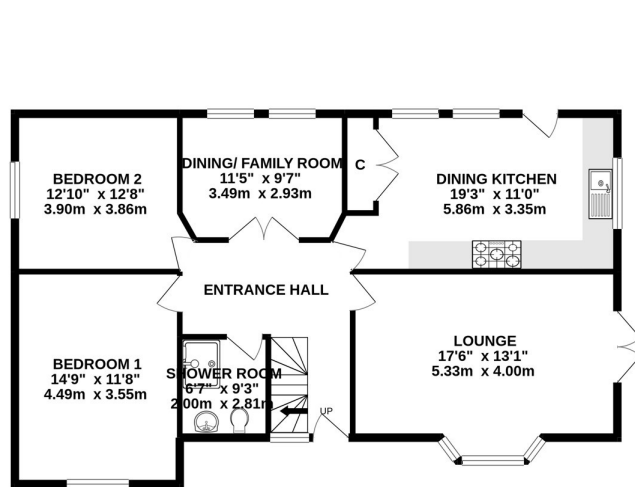
**01506 650 550**



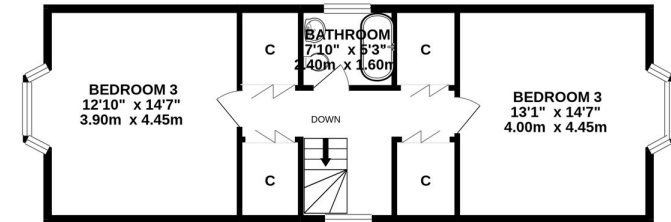
**1 Polkemmet Lane, Greenrigg**

# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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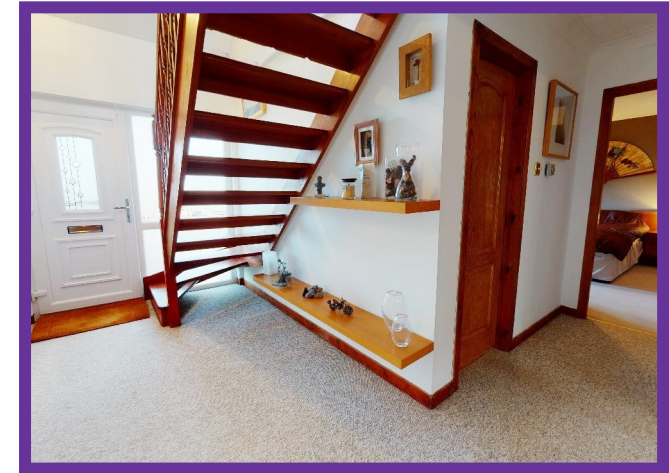
Situated in arguably one of the most popular locations in Greenrigg, this individually built and designed detached chalet style villa has been decorated in creamy hues throughout and represents the ideal family home which offers fabulous space throughout.

**Accommodation comprises;**

Entrance hall, two reception rooms, dining kitchen, four double bedrooms, family bathroom, shower room, garden, driveway and garage.

Light filled entrance hall boasts carpet flooring and gives access to the lounge, dining kitchen, dining/ family room, two bedrooms, shower room and stairway to the upper level.

Beautifully presented and spacious lounge with dual aspect is a bright and welcoming space which provides ample space for lounge and occasional furniture, soft tones and laminate flooring complete this room perfectly. French doors give access to the side garden giving connectivity to the outside space and feature bay window looks over the front aspect.







The dining kitchen offers an excellent selection of base and wall mounted units with contrasting worktops and striking splash back tiling, breakfast bar, free standing range cooker, washing machine and fridge are included in the sale. Ample space is provided for a large dining table and chairs which is perfect for dining and entertaining. Double storage cupboard.







Bedrooms one and two are spacious double rooms with carpet flooring and neutral décor.

Shower room is perfectly located on the ground floor and comprises of a three piece suite which includes a glazed shower enclosure with mains fed shower, W.C. and wash hand basin.







On the upper landing there are four fabulous double storage cupboards.

Bedrooms three and four are superbly spacious double rooms with feature bay windows, carpet flooring and neutral décor.





The sleek and stylish family bathroom is complete with sophisticated tiling, bath, W.C. and wash hand basin.







### **External**

There is a paved patio to the side of the property provides a fabulous terrace for entertaining and relaxing during the summer months. To the front and side, the extensive garden is laid to lawn. The monoblock driveway leads to the 1.5 garage.

### **Extras**

All blinds, light fittings, floor coverings and free standing appliances are included in the sale.

**Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.**