



Plot 2, 'The Esmeralda', Humble Chalet Village, Kirknewton

Offers in Region of £275,000



LUXURY OVER 50'S RESIDENTIAL CHALETs FOR SALE IN KIRKNEWTON!

Niall McCabe & RE/MAX Property are overjoyed to present to the market this stunning chalet in Humble Chalet Village, Kirknewton – called 'The Esmeralda'. The property offers gorgeous interiors and an enviable design. It also enjoys a Monoblock driveway, a custom-built decked terrace, and a beautifully landscaped garden. Situated in the highly sought-after over-50s park home development, it blends lavish living and style in a serene setting.

Geared specifically for the over 50s community, this appealing development is well-placed within easy reach of the amenities locally in Kirknewton. The property is situated in the Humble Chalet Village, which is a new & exclusive over 50s development, ideal for like-minded individuals. **Please Note**; the site is still under construction with rapid growth and development at the forefront by the owner.

Phase 1 will be ready for new residents to move in September 2024.

Discover a new chapter of life in this exclusive community, just minutes from Edinburgh. Humble Chalet Village offers a prestigious gated lifestyle, nestled in the scenic Kirknewton countryside off the A71. Experience the perfect blend of tranquility, luxury, and convenience you've always desired.

Council Tax Band A

Site Fee £150 pcm, not paid until January 2025 – MOVE IN INCENTIVE!

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked.

Entrance Hallway

17' 9" x 4' 1" (5.41m x 1.25m)

A beautiful introduction via the designer inspired entrance hallway, fitted with stunning floor tiles, bespoke shelving unit, oak doors, and access to all accommodation.

Lounge

21' 9" x 11' 11" (6.64m x 3.63m)

A breathtaking lounge featuring soaring vaulted ceilings and treble-aspect, floor-to-ceiling windows that flood the space with natural light. The elegant herringbone flooring adds a touch of sophistication, while the panoramic views create a stunning backdrop for this luxurious retreat.

Kitchen/Diner

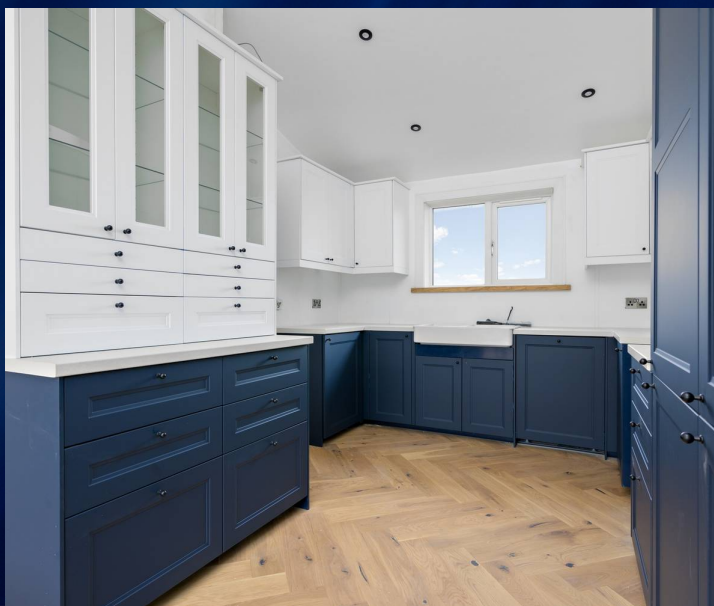
21' 9" x 11' 1" (6.64m x 3.38m)

A brand new high-gloss kitchen featuring expansive workspaces and an allocated dining area with a picture window. The kitchen offers ample integrated appliances and a dedicated space for a custom-selected cooker, tailored to the buyer's preference.

Utility Room

7' 10" x 6' 1" (2.38m x 1.85m)

Handily located off the kitchen; the utility room offers additional cooking and cleaning space – boasts stunning wood flooring, side access & access to a large cupboard.



Bedroom 1

11' 11" x 10' 5" (3.64m x 3.17m)

A beautiful master bedroom with plush carpets, elegant décor, custom-built walk-in wardrobe, and large side windows that bathe the room in natural light. From here, you also gain access to the stunning en-suite.

En-Suite

7' 3" x 4' 7" (2.21m x 1.40m)

A bespoke en-suite shower room featuring sleek marble tiling, a chic wash hand basin with sink, and a luxurious walk-in shower enclosure.

Bedroom 2

10' 6" x 9' 2" (3.19m x 2.80m)

Stunning double bedroom located to the side of the property, which is flooded with an abundance of natural light. The room enjoys a stylish finish with feature wall, and gorgeous cream tones. There is also ample space for various furniture formations.

Home Office

6' 7" x 4' 1" (2.00m x 1.25m)

Handy office/dressing room area which pleasantly looks onto the side aspect. The room has been freshly carpeted & decorated.

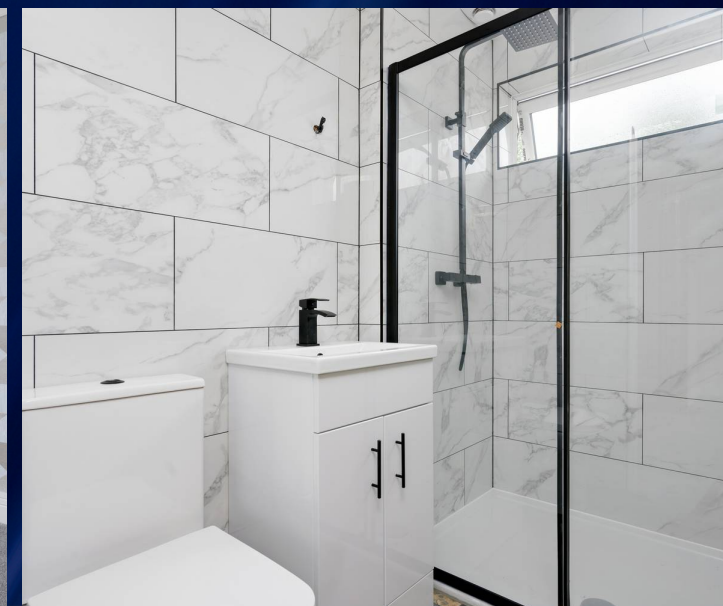
Family Bathroom

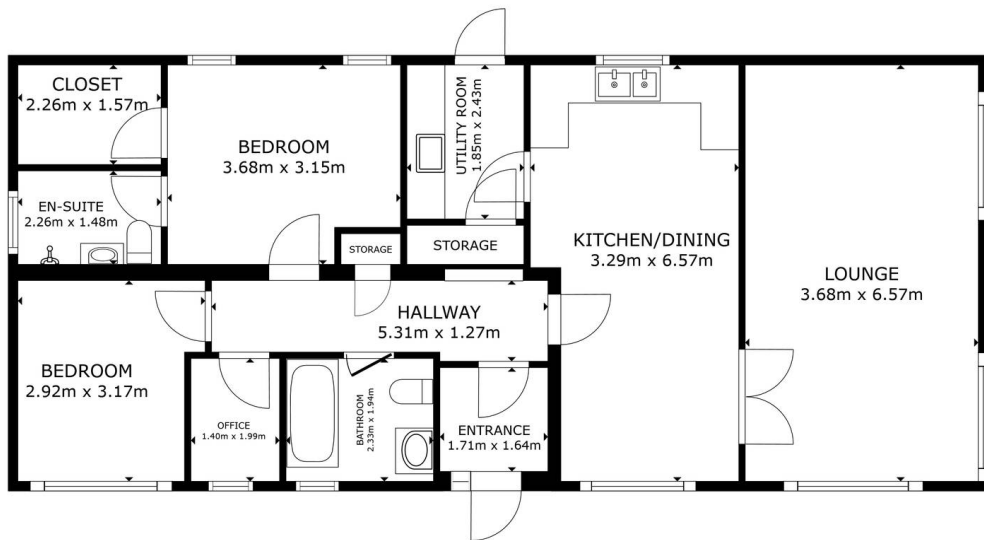
7' 5" x 6' 4" (2.26m x 1.93m)

A designer 3-piece bathroom showcasing high-end mosaic tiling, a spacious tub for indulgent soaks, and a sleek wash hand basin with vanity, paired with a stylish W.C.

Exterior

A charming wrap-around garden with lush, turfed sections, vibrant planting, and a poured driveway offering ample parking. Enjoy the sun-soaked, private 2-sided decked terrace, perfectly positioned to overlook the serene surrounding countryside.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 99.4 m²
 TOTAL : 99.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.