

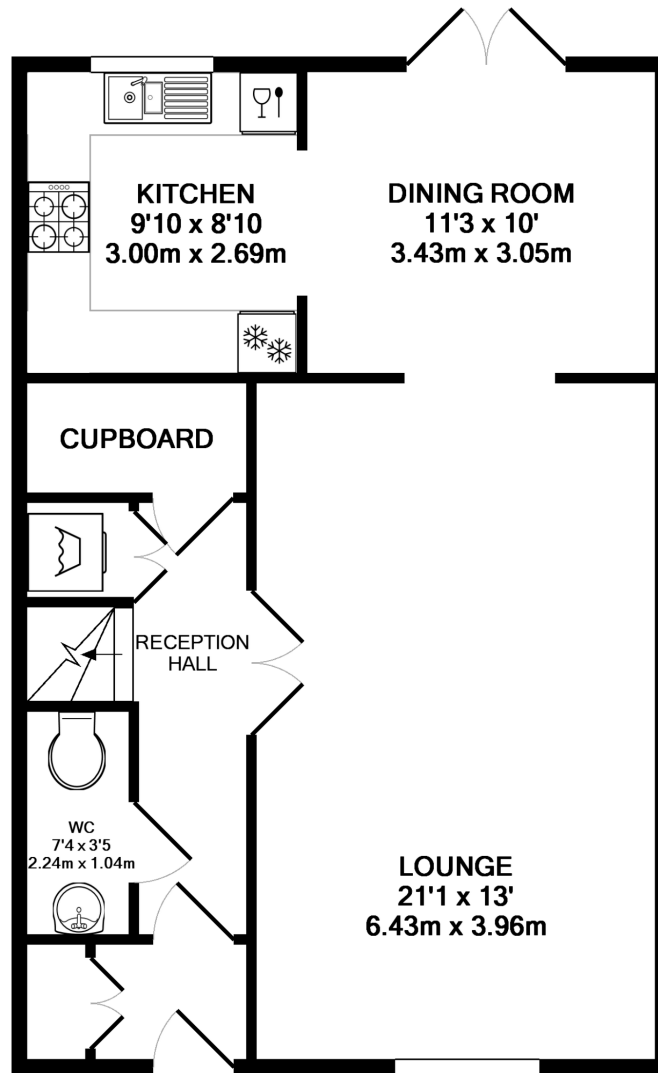
Property Connections

Estate Agent

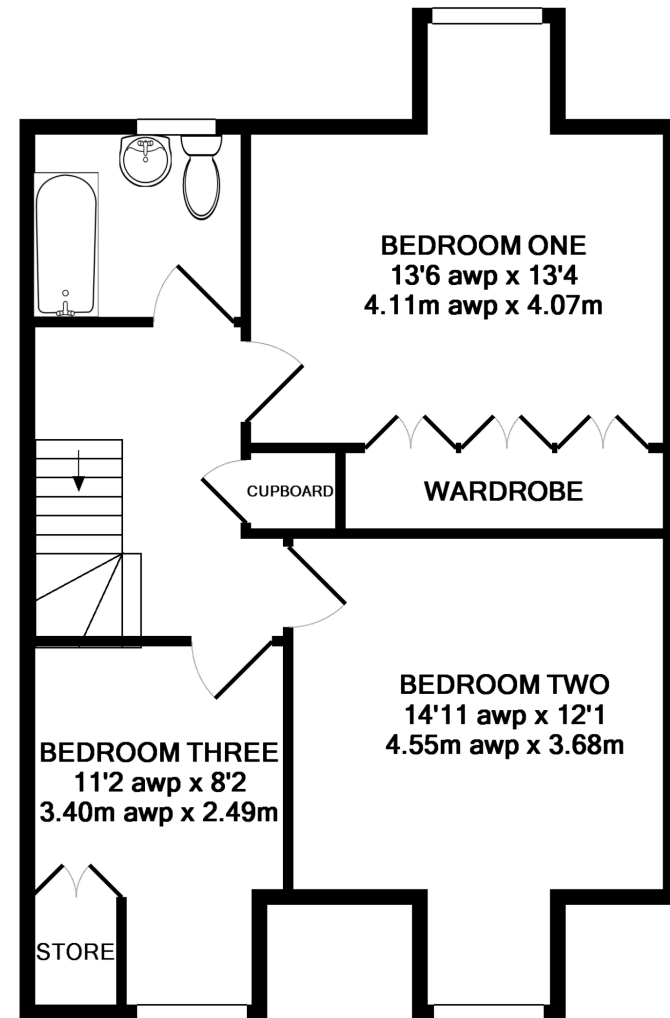
01506 650 550



7 Kirknewton Court, Kirknewton



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The entrance vestibule benefits from a spacious cupboard, ideal for outdoor wear and shoes etc., and leads into the inner hall where extensive storage is available, plus a 'laundry cupboard' housing the washing machine.

The light and airy lounge boasts exceptional dimensions, allowing for flexible family use, with muted neutral décor and stylish wood effect laminate flooring flowing through to the dining room.





The dining room comfortably accommodates dining and side furniture and enjoys an abundance of natural daylight with French doors leading onto the rear garden and an open plan aspect to the kitchen.



The kitchen is fitted with a good range of base and wall mounted units with 'butcher block' effect worktop and stylish splash back tiling. Integrated appliances include the gas hob with electric oven and hood, and there are appliance spaces for a dishwasher and fridge freezer, both of which are included in the sale.



The carpeted stairs lead to the upper apartments where the master bedroom is located to the rear of the property, again enjoying light neutral décor and having extensive fitted wardrobes, offering excellent storage.





Bedrooms two and three overlook the front aspect with pastoral views to the south, both have light neutral décor and carpet flooring with bedroom three having a useful eaves storage cupboard.

The family bathroom is fitted with a white suite with electric shower and bifold screen to the bath, and full height wall tiling and the living level w.c. is accessed from the hallway and fitted a white cloakroom suite.





Externally, the front garden is laid with decorative stone chips and shrub borders. The gated rear garden gives access to the adjacent car parking, is ideally placed to make the most of any sunshine, and is laid mainly to grass with a children's play area and paved patio.

Included in the sale are all fitted floor coverings, ceiling light fittings, curtains and curtain poles, dishwasher, washing machine and fridge/freezer. Externally, if required, the children's play tower and playhouse can be left.

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