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12 Kirkton Gardens

TILlicOUNTRY, FK13 6PG



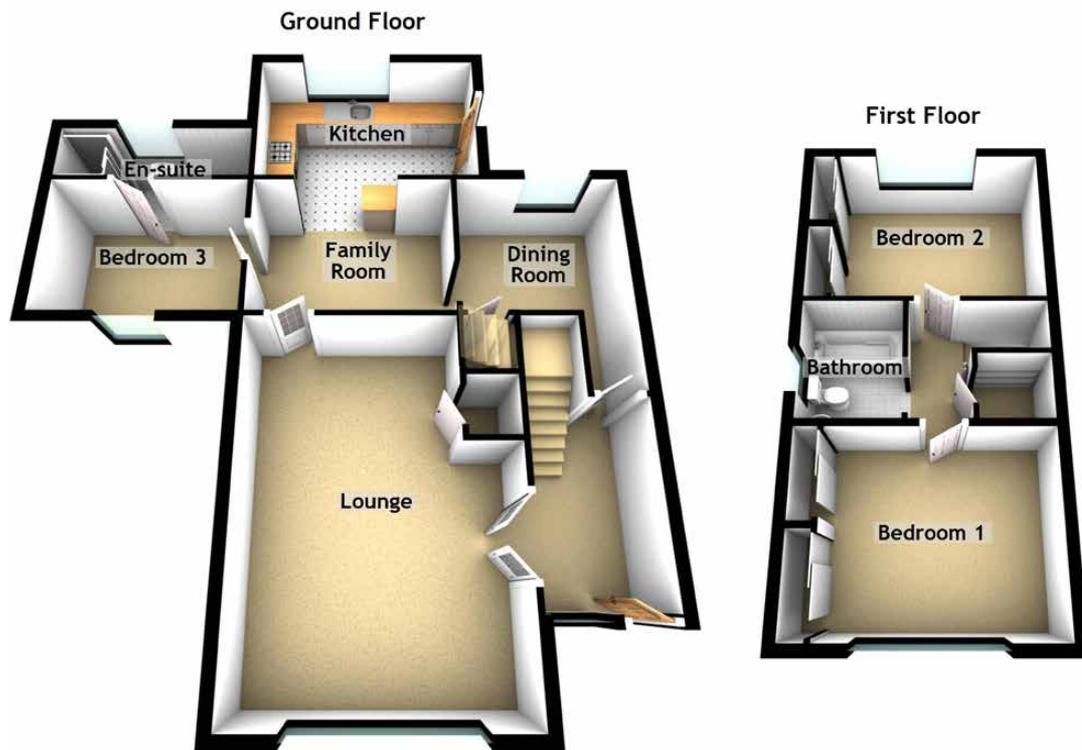
12 KIRKTOUN GARDENS

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An excellent opportunity has arisen to acquire this well presented three bedroom detached house. Viewing of this property is highly recommended.

Internally the accommodation is in excellent decorative order and briefly comprises an entrance via a welcoming hall, providing access to all rooms. The immediately impressive lounge with a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area which has ample space for a table and six chairs for more formal dining with friends and family, This area is sure to become the 'hub' of the home and the perfect place to unwind. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. The ground floor of the accommodation is completed with bedroom three which is a large double room with shower room. On the first floor, one will find the generously sized master bedroom which benefits from built-in wardrobes and has plenty of space for free-standing units. Bedroom two also benefits from built in wardrobes and is flooded with light. In addition, there is a good sized, modern, partially tiled, family bathroom situated between the two bedrooms.

Externally the garden to the rear is low maintenance maintaining a high degree of privacy while the front is again artificial grass. The property also benefits from having a paved driveway leading to the single garage. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm, yet cost-effective living environment.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.95m (19'6") x 4.29m (14'1")
Family Room	3.39m (11'1") x 2.36m (7'9")
Dining Room	3.89m (12'9") x 2.76m (9'1")
Kitchen	3.88m (12'9") x 2.53m (8'4")
Bedroom 1	3.82m (12'6") x 3.27m (10'9")
Bedroom 2	3.82m (12'6") x 3.08m (10'1")
Bedroom 3	3.38m (11'1") x 2.51m (8'3")
Bathroom	2.17m (7'1") x 1.76m (5'9")
En-suite	2.79m (9'2") x 1.00m (3'3")

Gross internal floor area (m²): 110m²

EPC Rating: D

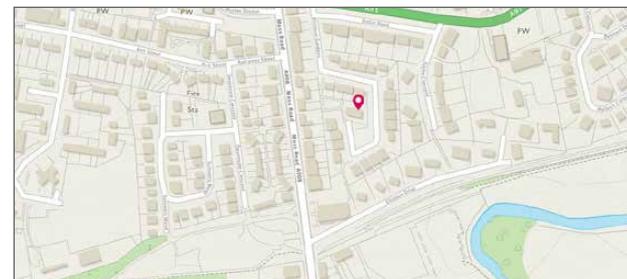


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