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KIRKFIELD EAST



McEwan Fraser Legal are delighted to bring to the market this three bedroom bungalow presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is

immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of

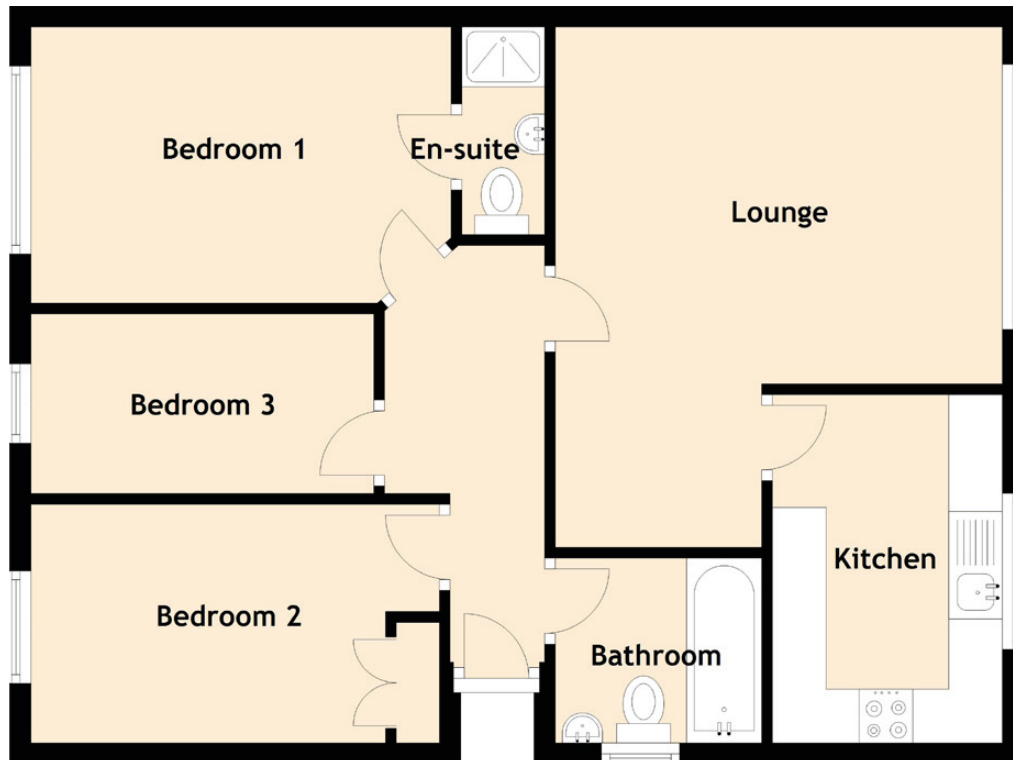
welcoming hallway with good storage and access to the attic via Ramsey ladder. The bright and airy lounge allows for good furniture configurations and comes with marble feature fireplace and remote-controlled fire as well as ample space for a dining table. The kitchen comes complete with

floor to ceiling units, gas hob, hood, double oven. Space for washing machine, tumble dryer and fridge and freezer. There are three different sized bedrooms all bright and airy and allowing for free-standing furniture if required. Two rooms including the master also benefit from built-in storage. The en-suite

within the master bedroom comes with a walk-in shower from mains, wash hand basin and a toilet. The family bathroom completes the property internally with shower from mains over bath, wash hand basin and WC.

Externally the front garden is laid to lawn. The

secure back garden is a mixture of lawn, patio, and decking. There is also a large driveway leading to a single garage with power and light. The property also benefits from gas central heating, double glazing. Early viewing is highly recommended.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.84m (15'11") x 4.16m (13'8")
Kitchen	3.24m (10'8") x 2.15m (7'1")
Bedroom 1	3.91m (12'10") x 2.57m (8'5")
En-suite	1.96m (6'5") x 0.77m (2'6")
Bedroom 2	3.80m (12'6") x 2.22m (7'3")
Bedroom 3	3.19m (10'6") x 1.67m (5'6")
Bathroom	1.92m (6'4") x 1.66m (5'5")

Gross internal floor area (m²): 60m²

EPC Rating: D

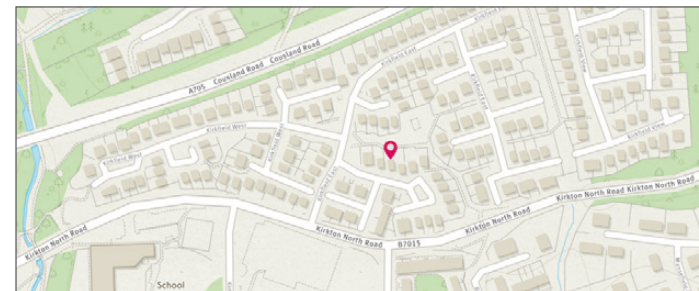


Image credit: <https://www.outlinecurry.co.uk/omaps/>

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