



Kirrlach Close, £370,000

- Immaculate detached house
- Three double bedrooms
- Open-plan kitchen
- Excellent transport links
- GARAGE
- EPC Rating: C



 3  1  2



About the property

This splendid property radiates an aura of sophistication and elegance, making it a perfect home for families.

The house is generously proportioned, boasting three double bedrooms and two bathrooms. The bedrooms are spacious, providing ample room for relaxation and personal space. The bathrooms are similarly well-appointed, exuding a sense of luxury.

The heart of the home is the open-plan kitchen. The tastefully designed kitchen is a cook's dream with plenty of workspace. It is accompanied by two large reception rooms, offering a perfect setting for both entertaining guests and family gatherings.

The property is set in a sought-after location, with excellent public transport links, desirable local schools, and local amenities within a short distance. This ensures that everything you need is within easy reach. The house also benefits from a council tax band F and an EPC rating of C, ensuring energy efficiency.



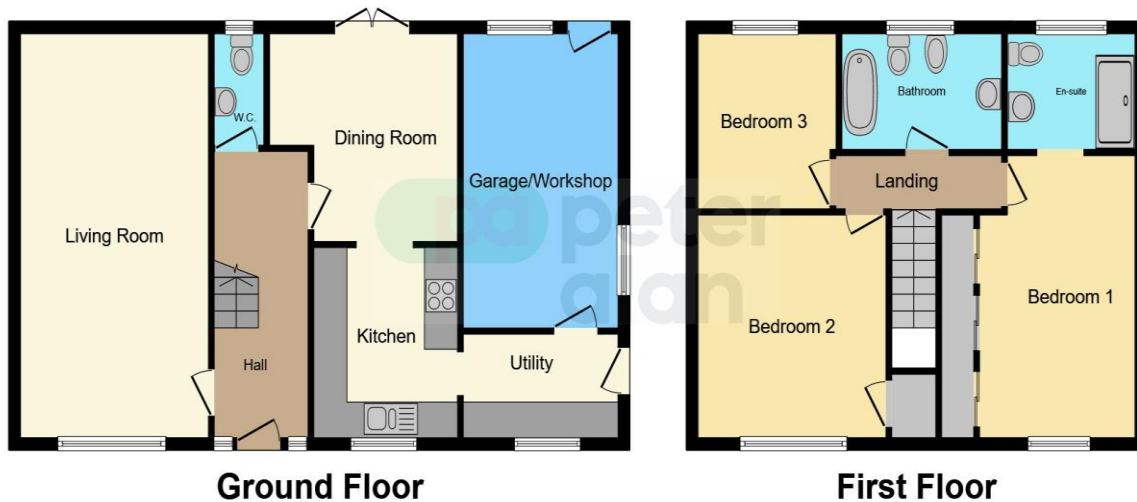
Accommodation

Living Room	8' 5" x 9' 5" (2.57m x 2.87m)
11' 2" x 21' 9" (3.40m x 6.63m)	Bathroom
Dining Room	9' 5" x 6' 2" (2.87m x 1.88m)
11' 2" x 11' 5" (3.40m x 3.48m)	
Kitchen	
8' 5" x 10' 5" (2.57m x 3.17m)	
Garage/Workhop	
9' 2" x 16' 3" (2.79m x 4.95m)	
Utility	
9' 2" x 16' 3" (2.79m x 4.95m)	
Bedroom 1	
9' 5" x 15' 4" (2.87m x 4.67m)	
Ensuite	
7' 9" x 6' 2" (2.36m x 1.88m)	
Bedroom 2	
11' 2" x 12' 1" (3.40m x 3.68m)	
Bedroom 3	

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Floorplan



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