



Geesmuir Gardens
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- Highly desirable location
- Within walking distance to “Kinnaird Primary School”
- Southwest facing rear gardens
- Pergola and family sized “Hot tub” are included within the sale
- Garden log burner included within the sale
- Dual gas central heating
- Solar panels
- Four bathrooms





Alexander Taylor is delighted to bring to the open market, this outstanding family home. The property is offered to the open market in immaculate condition throughout and is a mere 7 years old. Set within a highly desirable local known locally as "Kinnaird Village." We should like to point out that one of the main attractions of this super home, is the location. There are no properties behind you, only the pond, where you will find Swans and Ducks, it is a great walk around the pond, where you will find many children feeding the ducks, it is almost like your own little world at this part of Kinnaird, however you are only minutes from "Kinnaird Primary" school, Sainsburys local, the best wee coffee house and the newly opened "Kinnaird butchers", where you will never be stuck for dinner again. EPR: B



The rear gardens are also of a south west aspect, which will give you all day sunshine, and views to the most amazing sunsets, honestly you could not get any better than this position, you can enjoy the sunshine with friends in the wee early hours, dip in to the "Hot tub" and enjoy the glorious view to the "Log Burner", both of which will form part of the sale.

The property was constructed by "Charles Church Homes," 7 years ago. The specification as such provides you with an elevated ceiling height, throughout, decorative deep skirtings with coordinating architraves, all internal doors a prefinished light oak door's and you will also find solar panels. The additional specification offers, dual gas central heating, i.e., you can the upper and lower accommodation at different temperatures. External lighting and our clients have installed an electrical car charger.





The internal accommodation, offers a spacious private formal lounge, accessed via double doors. The kitchen, dining, family room, is where you will spend all your family time. There is space to accommodate a full family sized dining suite, generous sized corner sofa, TV etc and the kitchen will come complete with appliances, please see items included for the finer details. There are double french doors which give way to the rear gardens. To conclude the ground floor accommodation, you will find a generous sized utility room and a large WC, with the most stunning wall tiles.

The upper floor highlights are the master suite, which is huge, and wait until you see the fully fitted out "dressing room," feature lighting has also been fitted. The en-suite bathroom is fitted with a large double shower and a separate bath. Bedroom two and three both benefit from the "Jack & Jill" en-suite. Bedroom two benefits from a full wall of fitted robes. The family bathroom offers a bath and a separate shower enclosure, making this ideal for busy family life, first thing in the morning.

The loft has been floored and can be accessed via a pull down "Ramsay" loft ladder.

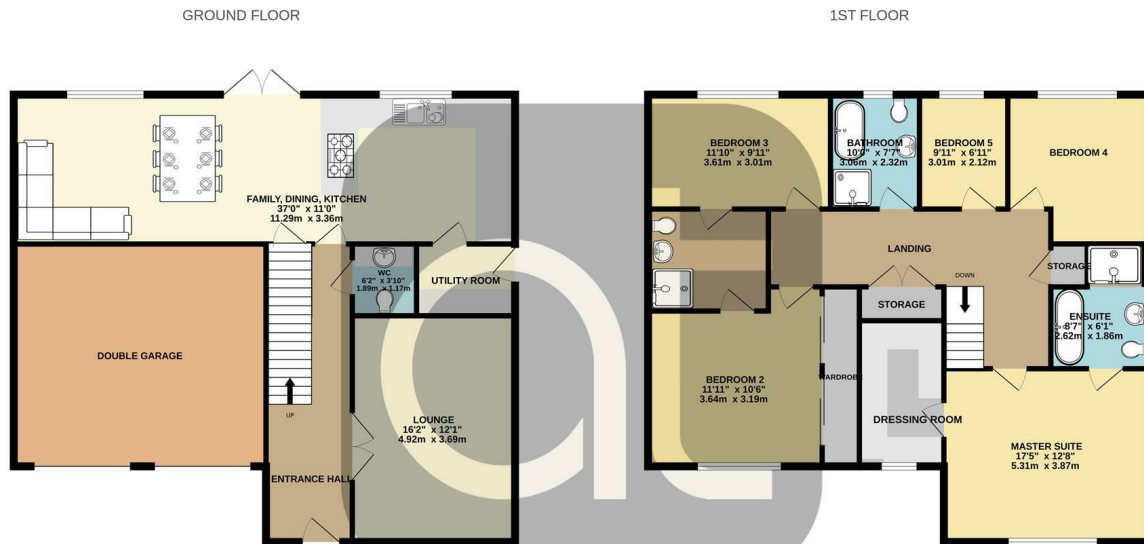
Externally the front gardens are finished with lawn. The rear gardens have been fully landscaped to offer such a great space for entertaining, enjoying the "Hot Tub" with no worry of the chilly nights as you have the external log burner to keep you cosy, all through the summer and winter evenings.

We anticipate a high level, of interest in this super home and as such we would recommend early viewing to avoid disappointment, in missing out.

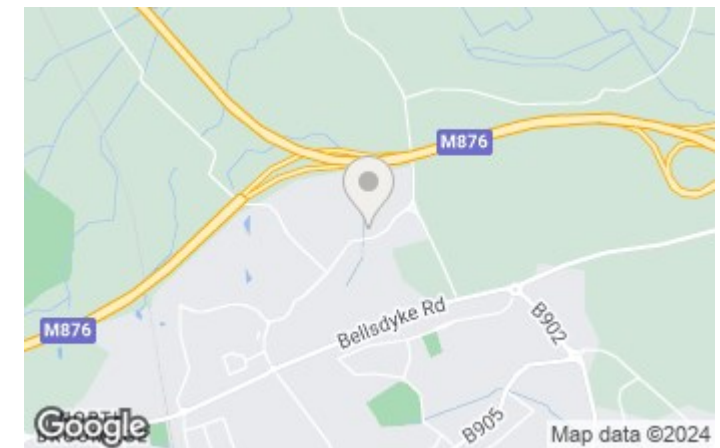
Items included within the sale are:

- Solar Panels x 3
- All flooring
- All wooden window blinds
- All curtain Poles and feature tie backs
- All curtains
- All light fittings
- Tall integrated Fridge Freezer
- Integrated Steam Microwave
- Integrated Dish Washer
- Double electric Oven
- 5 Burner stainless finish Gas Hob
- Feature chrome canopy style extractor
- Feature black flexi tap

- TV Bracket to family room
- TV Bracket to Master bedroom
- All wall fitted illuminated mirrors
- Fitted furniture to dressing room
- 4 Door mirror mix fitted robes
- Hot tub
- Garden Log burner



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing strictly by appointment with the Agent.



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