



RESIDENCE

23 Candytoft Wynd, Ferniegair, ML3 7ZF

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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This cleverly extended four-bedroom detached villa was built by Robertson Homes in the original style of the popular Azure house type and is within the sought-after Chatelherault Mill development in Ferniegair.

Offering an excellent family layout formed over two levels, the property has been thoughtfully enhanced by the addition of a sizeable garden room to the rear, creating an impressive additional living space with bi-folding doors overlooking and providing access to the gardens.

The ground-floor accommodation comprises a welcoming entrance hallway, generous formal lounge and an impressive open-plan dining kitchen extending to over 27 feet in length. The dining kitchen provides an excellent space for everyday family living and entertaining and leads through to the garden room, which enjoys plenty of natural light with windows and the bi-folding doors. The original downstairs cloakroom/WC has also been upgraded and reconfigured to provide a useful walk-in wet room. Completing the ground floor is an integral garage with a practical utility area to the rear.

On the first floor there are four well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobe space and its own en-suite shower room, while additional fitted storage is provided within two of the remaining bedrooms. A modern family bathroom completes the upper accommodation.

Further features include gas central heating, double glazing and excellent storage throughout.

Externally, the property is complemented by a monobloc driveway providing off-street parking and access to the integral garage. The gardens have been well maintained, with the enclosed rear garden designed for ease of maintenance and featuring artificial lawn and a patio area, providing an ideal setting for outdoor dining and entertaining.

Candytoft Wynd forms part of the popular Chatelherault Mill development in Ferniegair, an established and highly regarded residential area particularly well suited to families.

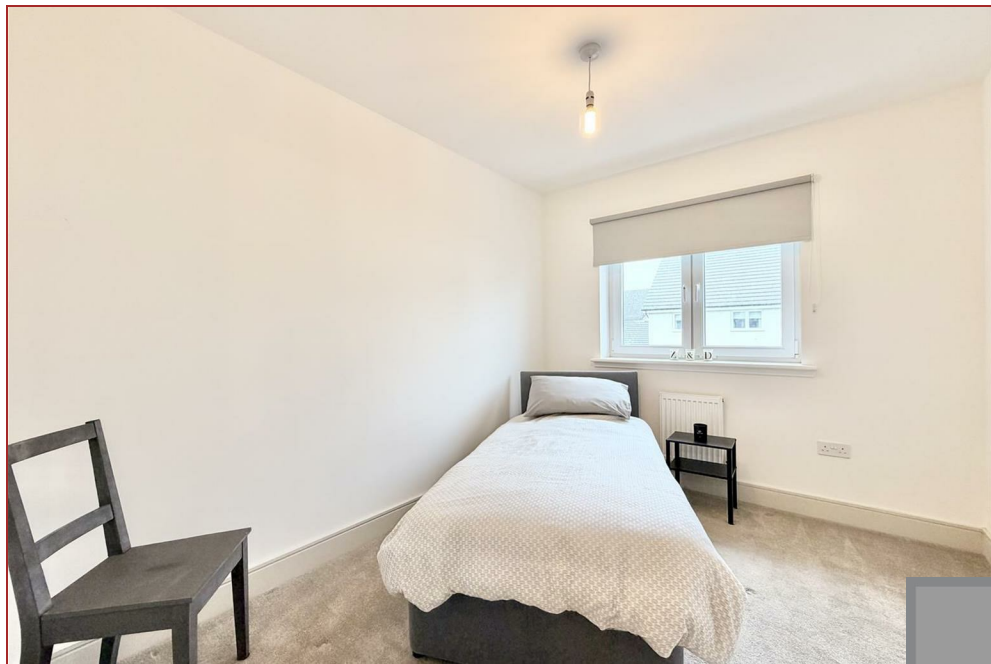
1776.05 sq ft | EER = B



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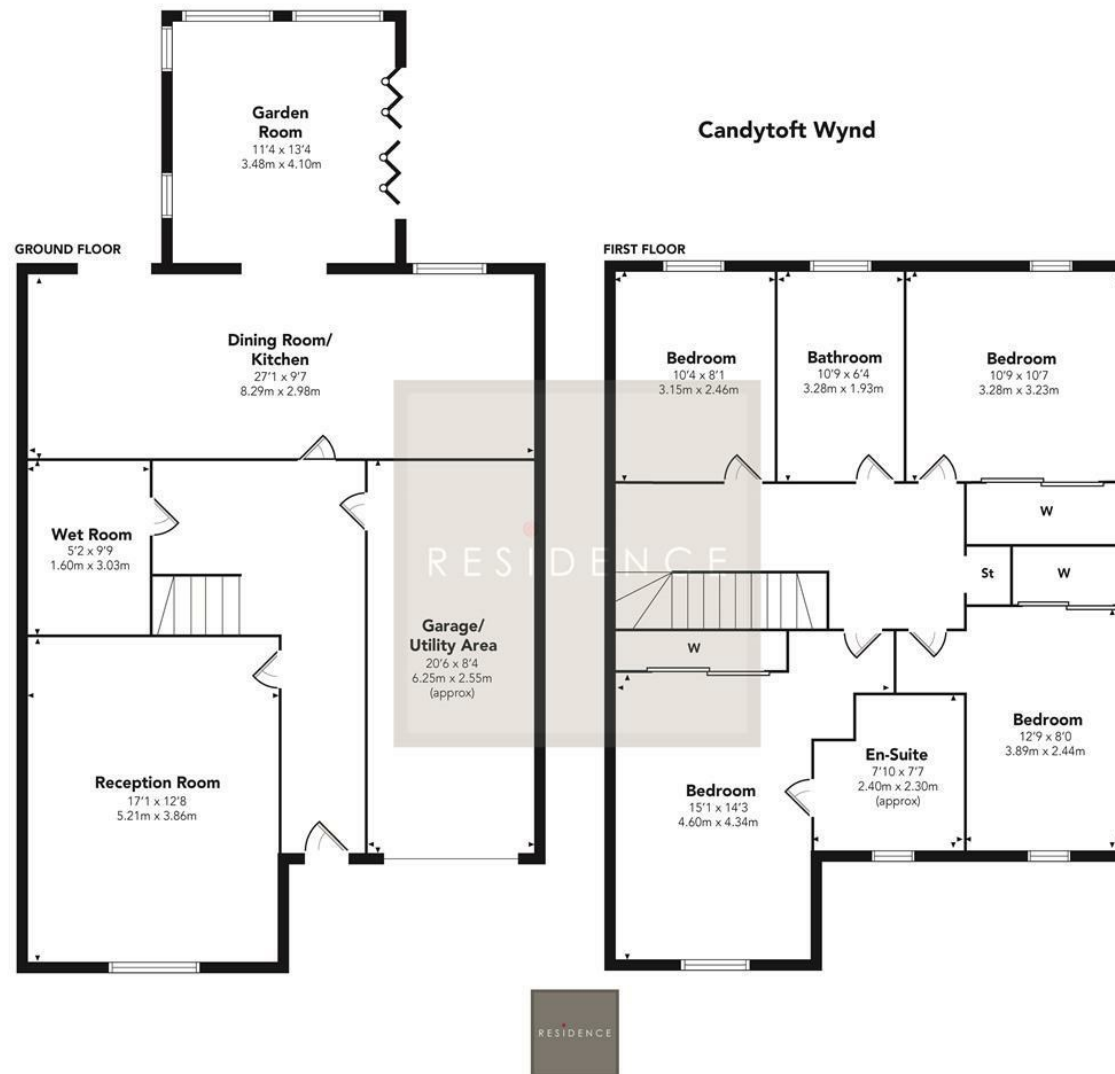






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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.
Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.