





RARELY AVAILABLE BRIGHT AND SPACIOUS **THREE BEDROOM TOP FLOOR APARTMENT** FORMING PART OF THE HIGHLY REGARDED TEVIOTDALE DEVELOPMENT IN NEWTON MEARNs.

Occupying one of the largest styles within the development and extending to approximately 1,200sqft, the property enjoys an exceptionally private and secluded setting within mature residents' gardens, positioned in a peaceful cul-de-sac adjacent to Kirkhill Primary School.



Property Type	Apartment
Bedrooms	3
Bathrooms	2
Reception Rooms	2
Parking	Private Garage, Residents' Parking
Outdoor Space	Mature Communal Garden
Council Tax Band	E





ACCOMMODATION

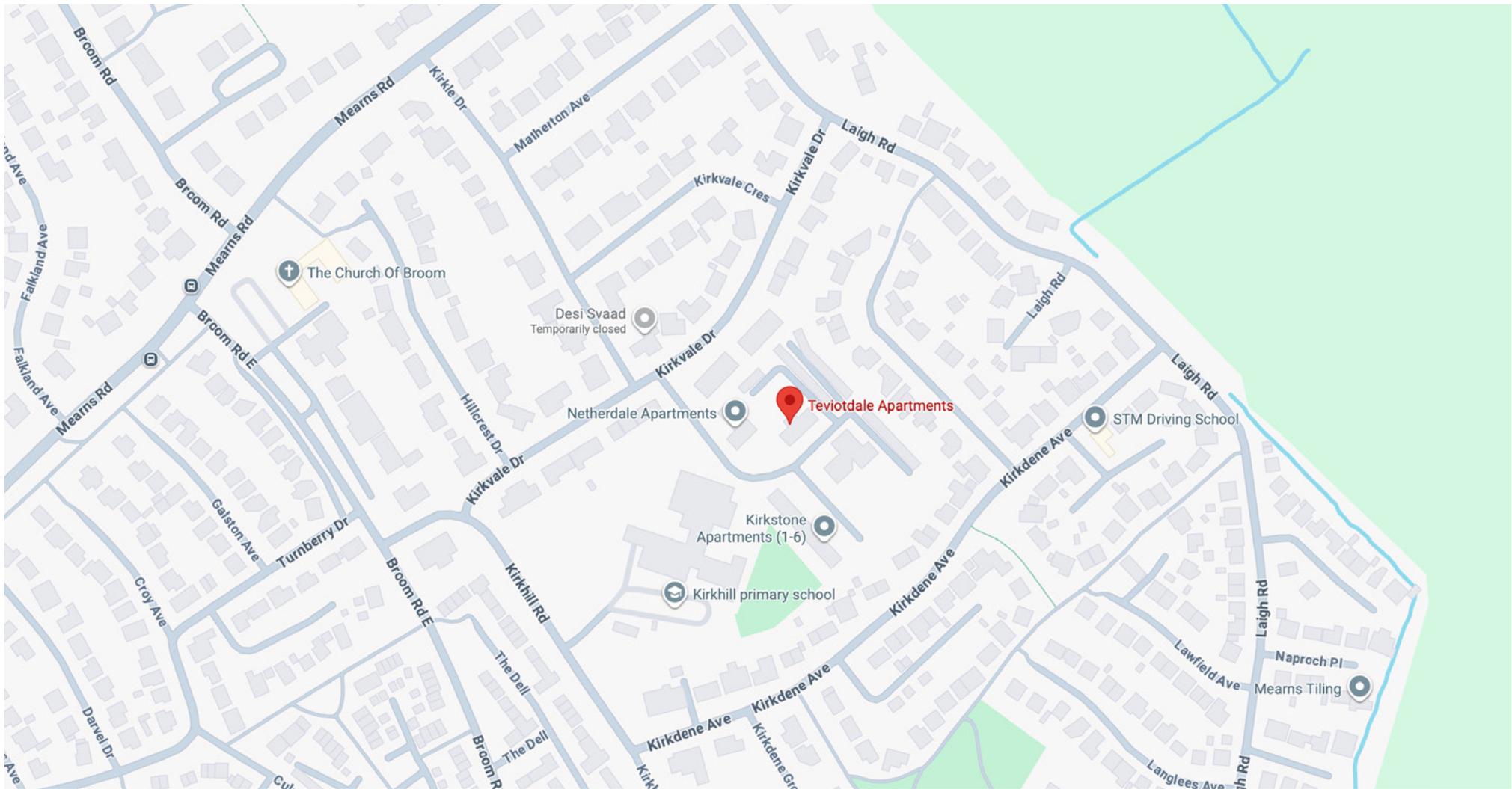
Accessed via a well-maintained communal entrance with security entry system, the apartment opens into an impressive and generously proportioned reception hallway with excellent storage and separate WC/cloaks. The principal lounge is bright and spacious, featuring a broad window formation with open aspects, and connects via sliding glazed doors to a formal dining room or family room, offering flexible living space.

The fitted kitchen provides a range of wall and base units with complementary work surfaces. There are three well-proportioned double bedrooms, two benefiting from built-in storage. A contemporary bathroom with shower over bath and additional WC complete the internal accommodation.

Further benefits include gas central heating, double glazing, residents' parking, a private lock-up garage and access to a substantial private attic space via pull-down ladder, providing valuable additional storage rarely found in apartments of this type.







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