







6
Gartwhinzean
Loan

Powmill
Kinross-shire
FK14 7LU

Exceptional detached elevated bungalow

With spectacular country views

Scan Here!

4 BED

2 BATH

DOUBLE

ENERGY
D
EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01738 500 655
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available







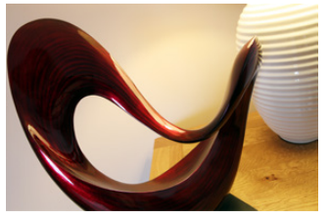




Location

Powmill is a small country village in a particularly accessible, central location for the commuter, with the M90 giving quick access to both Perth and Edinburgh. There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. There is a train station at Inverkeithing with services into Edinburgh South Gyle, Haymarket and Waverley, in addition to a further Park and Ride service. Edinburgh Airport has a wide range of domestic and international flights. The new Clackmannanshire Bridge, 10 miles to the south-west, connects to the Central Scotland motorway network, facilitating access to the Central Belt and Glasgow.







6 Gartwhinzean Loan



















Description

An excellent opportunity has arisen to acquire this stunning 4 bedroom, 2 public room beautifully uniquely designed family home. The property occupies a large plot and benefits from an elevated position maximising the views of the surrounding countryside. The property occupies a large plot and benefits from an elevated position maximising the views of the surrounding countryside. Viewing is highly recommended to appreciate this unique property in a most beautiful location.

Internally the accommodation is in excellent decorative order and includes many high specification features. Entrance to the property is through a solid wood door into the vestibule area which leads to the open bright reception hall which includes stunning Karndean flooring.

The spacious formal lounge is beautifully decorated and is located to the front of the property with a picture window giving wonderful views over the countryside.

The kitchen/dining/family room is the centre piece of the home and includes Karndean flooring, solid wood kitchen units, Bosch dishwasher, De Dietrich hob and double oven and breakfasting area. The family area is fantastic for dinner parties and entertaining with french doors leading out to the sunny secluded garden grounds. The utility room complements the kitchen and includes an American style fridge freezer. The family bathroom is newly fitted and includes designer Jacuzzi spa bath, separate power shower and heated towel rail. The master bedroom is a good size and includes an en-suite shower room with a further three double bedrooms all including fitted wardrobes.

This completes the accommodation on offer.

The property also benefits from full double glazing and oil central heating. There are private garden grounds to the front, side and rear including driveways for numerous cars as well as double garage with electric doors and plenty of space for a caravan if needed. The attractive secluded garden has ample space for family living with patio areas and shed included.

". . .The family area is fantastic for dinner parties and entertaining with french doors leading out to the sunny secluded garden grounds. . ."

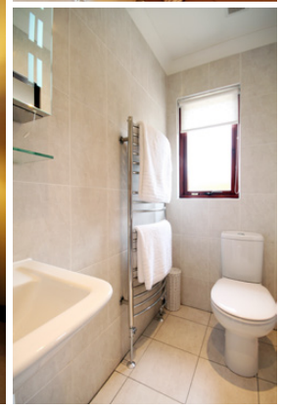






















Four bright bedrooms with master en-suite and three peice family bathroom

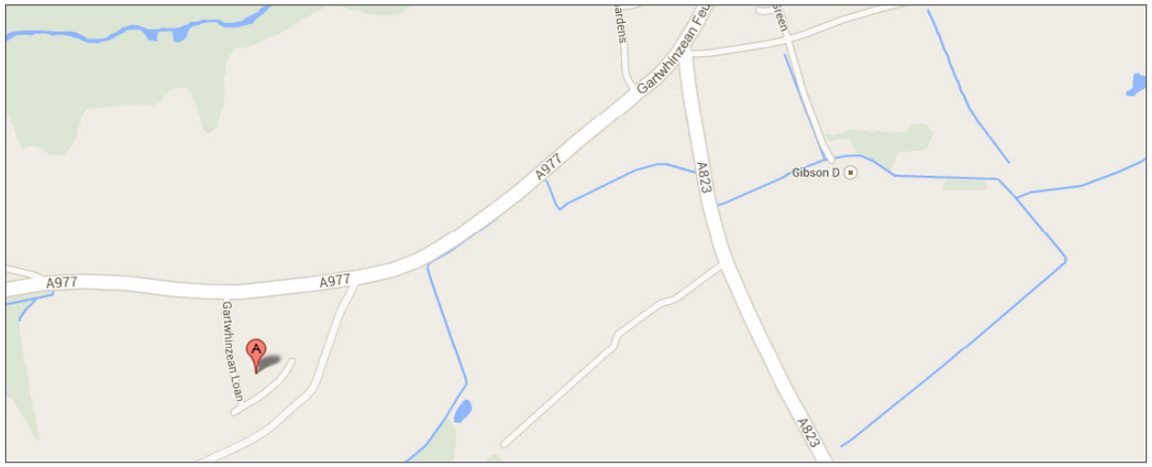


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.90m (16'1")
Kitchen/Diner/Family Area	6.60m (21'8") x 3.69m (12'1")
Utility	3.34m (10'11") x 1.95m (6'5")
Bedroom 1	3.60m (11'10") x 3.35m (11')
En-suite	3.05m (10') x 1.11m (3'8")
Bedroom 2	3.65m (12') x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	3.05m (10') x 2.80m (9'2")
Bathroom	3.05m (10') x 1.95m (6'5")

EXTRAS
(Included in the sale)

All fitted floor coverings, blinds, light fittings, integrated appliances, American fridge freezer and garden shed.



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Part Exchange

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Text and description
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