

Plot 1

Glenlomond Development, Glenlomond, Kinross-shire



Law Location Life

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Luxury Eco Friendly Detached Villa nestled in an elevated position on the north side of Loch Leven, situated within the exclusive Glenlomond development, offering tranquillity and spectacular scenery, whilst still in easy commute proximity of Edinburgh, Perth and Dundee.

With good access to local amenities in Milnathort and Kinross, as well as a local pub and and the renowned Loch Leven's Larder Farm Shop and Cafe right on your doorstep, this property offers spacious family friendly accommodation with comprises;

Reception Hallway, Sitting Room, Family Room, Open Plan Kitchen/Dining Room, Utility Room, WC/Cloakroom, Master Bedroom (Dressing Room & En Suite), Guest Bedroom (En Suite), 3 Further Bedrooms and Family Bathroom.

Additionally the property further benefits from gardens to the front and rear, double integral garage and driveway.

Viewing is highly recommend and strictly by appointment only.



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Details

The property will enjoy open plan living, further enhanced by the clean look of under floor heating powered by an eco-friendly air source heat pump. Clients engaging before completion have the opportunity to additionally specify solar PV to further improve home efficiencies.

With larger room dimensions, including downstairs ceiling heights of 2.7m, additional en-suites and high quality joinery and bathroom fixtures, you'll feel the difference as soon as you step into your ITC Home. Luxury kitchen specifications include, handle less design, solid surface worktops, Bosch appliances, boiling hot water tap and a kitchen island.

ITC Homes is committed to building quality property suited to modern day living. Every completed project carries NHBC or equivalent warranty and is meticulously quality checked by our internal team so that you, the client, can focus on enjoying your home.

Reservations

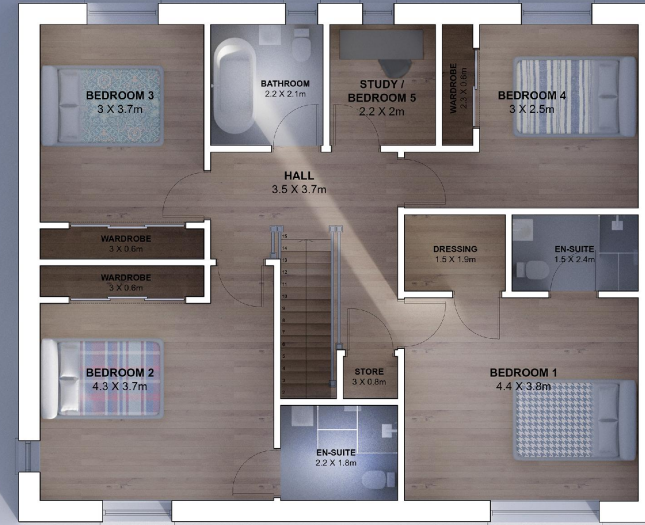
Reservations will be made upon receipt of a £10,000 deposit. Full Details from Selling Agents; Andersons Solicitors, 40 High Street, Kinross, KY13 8AN.

Photographs

Please note that the CGI images are a representation of the property.

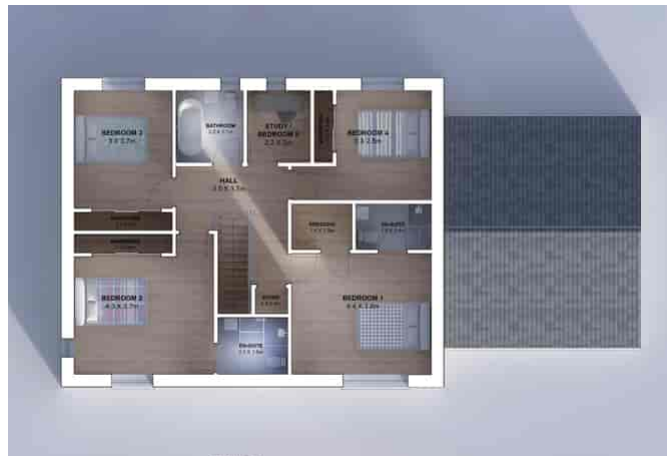


GROUND FLOOR PLAN



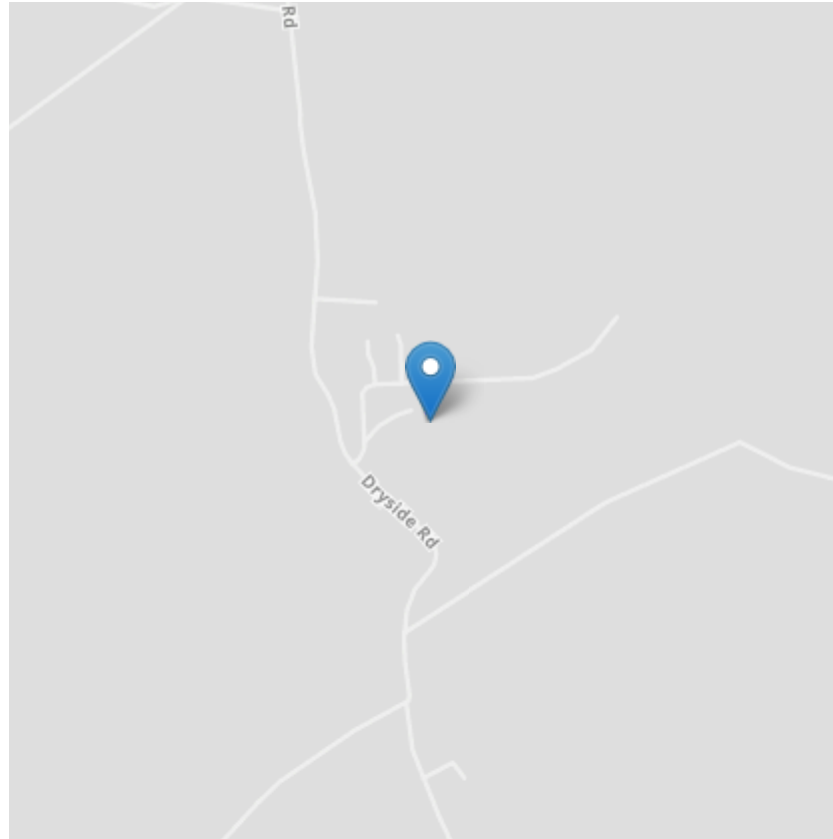
FIRST FLOOR PLAN





GLENLOMOND DEVELOPMENT, KINROSS- SHIRE - A BETTER PLACE TO LIVE

Situated above Wester Balgedie, Glenlomonnd enjoys stunning views of Loch Leven. The nearby Loch Leven's Larder and Balgeddie Toll Tavern, are both within walking distance of the property and offer superb dining and shopping facilities. This area is perfect for walking with the Loch Leven Heritage Trail located nearby, as well as various other rural hikes. There are also great opportunities for Bird Watching, Gliding and golfing. The local Primary School is situated at nearby Portmoak, with secondary education available at nearby Kinross High School. Private schooling is also available at nearby Dollar Academy, Strathallan School, Forgandenny and Kilgraston School for Girls in nearby Bridge of Earn. The town of Kinross offers a good range of shops, cafes, restaurants and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

