





Key Features

 4 Bedrooms

 3 Public

 2 Bathrooms



There are homes that impress, and there are homes that captivate - Parklands is most certainly the latter. Set within a sought-after pocket of Kincardine, this exceptional four-bedroom detached period villa feels as though it has been lifted straight from the pages of a period drama, rich in history, presence and timeless elegance. Originally built for the mill owner, it stands as a proud reminder of the area's heritage, offering both grandeur and warmth in equal measure.

From the moment of arrival, the home makes a lasting impression. The striking entrance hallway is nothing short of magnificent - generous in scale, rich in character and setting a tone of refined sophistication that flows throughout the property. It is a space that welcomes guests with quiet confidence and immediately hints at the quality beyond.

The ground floor unfolds beautifully, designed as much for entertaining as it is for everyday living. The elegant living room offers a refined yet comfortable retreat, while the formal dining room invites memorable gatherings and special occasions. Each room feels considered, with proportions and flow that echo the grace of a bygone era.

To the rear, the kitchen provides both practicality and charm, connecting seamlessly to the dining space and complemented by a separate utility room. A further family room offers flexibility - perfect as a relaxed sitting room, home office or snug - while a ground floor shower room adds everyday convenience without compromising the home's aesthetic.

Upstairs, the sense of space continues, introduced by a truly beautiful landing that feels as though it belongs in a different era. Rich in character and wonderfully proportioned, this central space is reminiscent of a classic period home, with an elegant flow between rooms and a real sense of occasion. A stunning glass/crystal chandelier hangs above the staircase, creating a striking focal point and casting light down through the hall below - an eye-catching feature that enhances the home's timeless charm.

Four beautifully proportioned bedrooms provide restful accommodation, with the principal bedroom offering a particularly impressive footprint. The family bathroom is equally generous, serving the upper level.

Externally, the property is set within private landscaped gardens to both the front and rear. The outdoor space is ideal for relaxing or entertaining, with plenty of room for families and keen gardeners alike.

A substantial detached double garage enhances the offering further - ideal for secure parking, storage or indeed future conversion, subject to the necessary permissions. A private driveway completes the practical elements of this exceptional home.

Kincardine itself is a charming village set along the banks of the River Forth, offering a blend of community feel and everyday convenience. Local amenities, schooling and leisure facilities are all within easy reach, while excellent transport links via the Kincardine and Clackmannanshire bridges connect effortlessly to Stirling, Falkirk, Edinburgh and beyond. Nearby Alloa and Dunfermline provide further retail and dining options, making this an ideal location for both lifestyle and commuting.

Parklands is more than a home - it is a statement. A rare opportunity to own a property of genuine character, history and presence, where period elegance meets modern living in a truly unforgettable way.

EPC Band: D
Council Tax Band: E





Location

Kincardine offers a welcoming community environment supported by active local organisations such as the Kincardine Community Council, which represents residents and helps coordinate local priorities. The village also benefits from key public-service infrastructure, including the Scottish Police College at Tulliallan Castle, an important regional institution contributing to local activity and employment.

Alongside its attractive historic centre and riverside setting, Kincardine provides access to convenient local amenities, with everyday shops and other independents located along High Street and Elphinstone Street. The village is also perfectly placed for scenic walks, including being a gateway to the Fife Coastal Path, a long-distance route offering heritage sites, wildlife, and varied landscapes stretching from Kincardine along Fife's coastline.

Combined, these features create a well-rounded community atmosphere with strong services, outdoor access, and civic involvement at its core



Enquiries

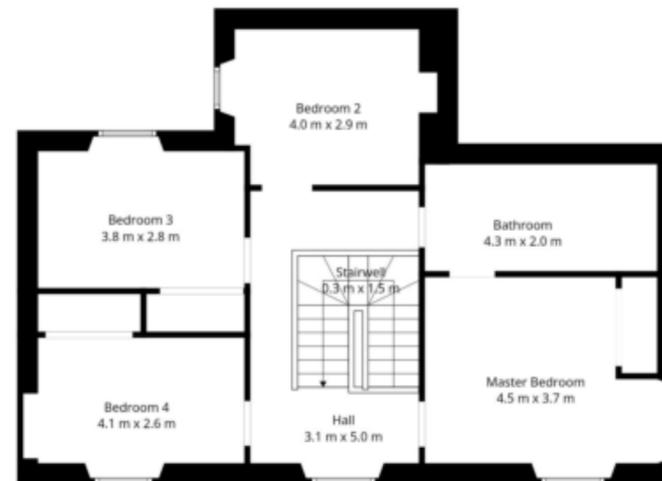
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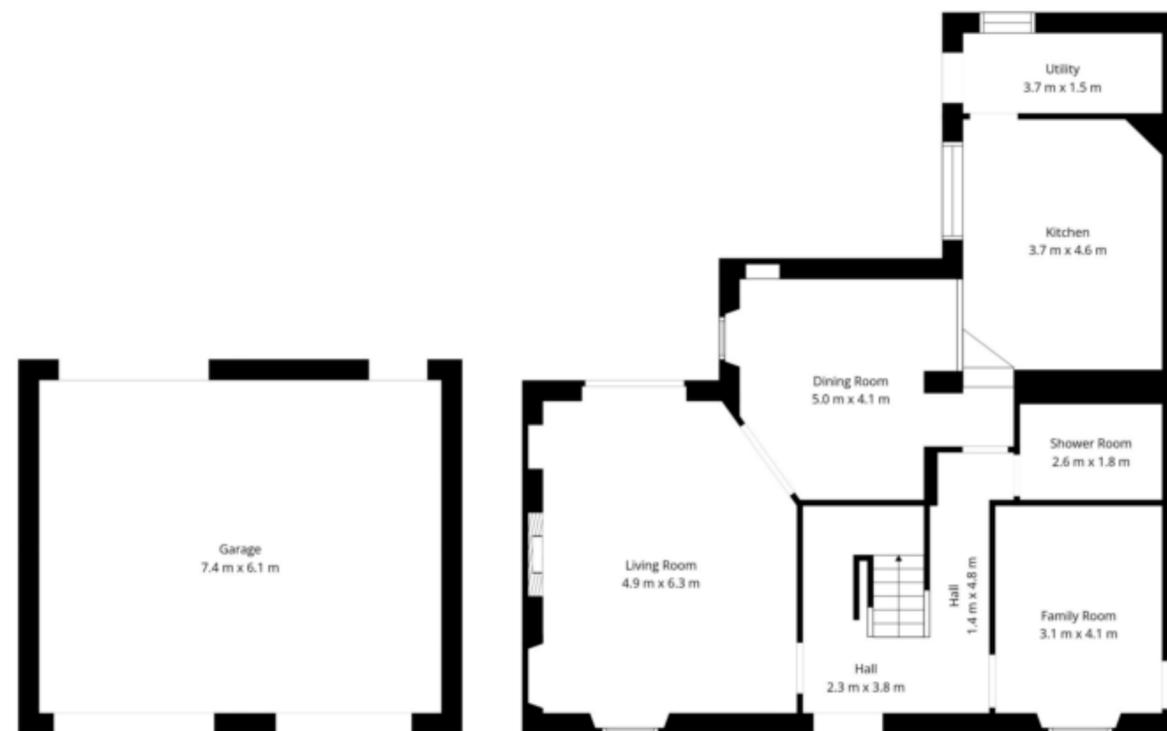
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



1st Floor



Ground Floor

TOTAL: 177 m2
Ground floor: 102 m2, 1st floor: 75 m2
EXCLUDED AREAS: GARAGE: 45 m2, WALLS: 38 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

