

4 Lomond Bank, Glenfarg, Perthshire



Law Location Life

4 | Lomond Bank | Glenfarg | Perthshire

Detached Chalet Bungalow, with countryside views, situated in a sought after village location. The property would benefit from some modernisation, but offers extremely spacious and flexible accommodation.

The property comprises; Ground Floor - Hallway, Sitting Room/Dining Room, Dining Kitchen, Garden Room, Master Bedroom & Shower Room.

First Floor - 2 Double Bedrooms & Box Room.

Externally the property has attractive gardens to the front and rear, driveway and carport.

Viewing is highly recommended to appreciate the size of the property and is strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the hallway. There is a window to the rear and access to the sitting room/dining room, dining kitchen, master bedroom and shower room. A staircase provides access to the upper level.

Sitting Room/Dining Room

An exceptionally large reception room with two large windows to the front, overlooking Glenfarg and the countryside beyond.

Dining Kitchen

The dining kitchen has modern storage units at base and wall levels, worktops and stainless steel sink and drainer. appliances include oven/grill with electric hob*, extractor fan, dishwasher* and washing machine*. There is ample space for a dining table. A door to the rear provides access into the rear garden and there are two windows to the rear. An additional door provides access into the garden room.

Garden Room

A bright garden room with patio doors into the rear garden.

Master Bedroom

A double bedroom with fitted wardrobes and window to the front with countryside views.

Shower Room

The fully tiled shower room comprises; Pedestal wash hand basin, shower cubicle with Triton electric shower and wc. There is a window to the rear.

Upper Level

An open timber staircase provides access to the upper level landing. There are doors to two bedrooms and a box room.

Bedroom 2

A double bedroom with wall to wall fitted wardrobes and window to the rear.

Bedroom 3

A third double bedroom with fitted wardrobe and window to the front.

Box Room

The box room is currently used for storage.

Gardens

The property is set in attractive gardens to the front and rear. The rear garden is tiered, with patio areas and an array of trees, plants, shrubs and flowers. The front gardens is landscaped, again with an array of plants, trees and shrubs.

Driveway & Carport

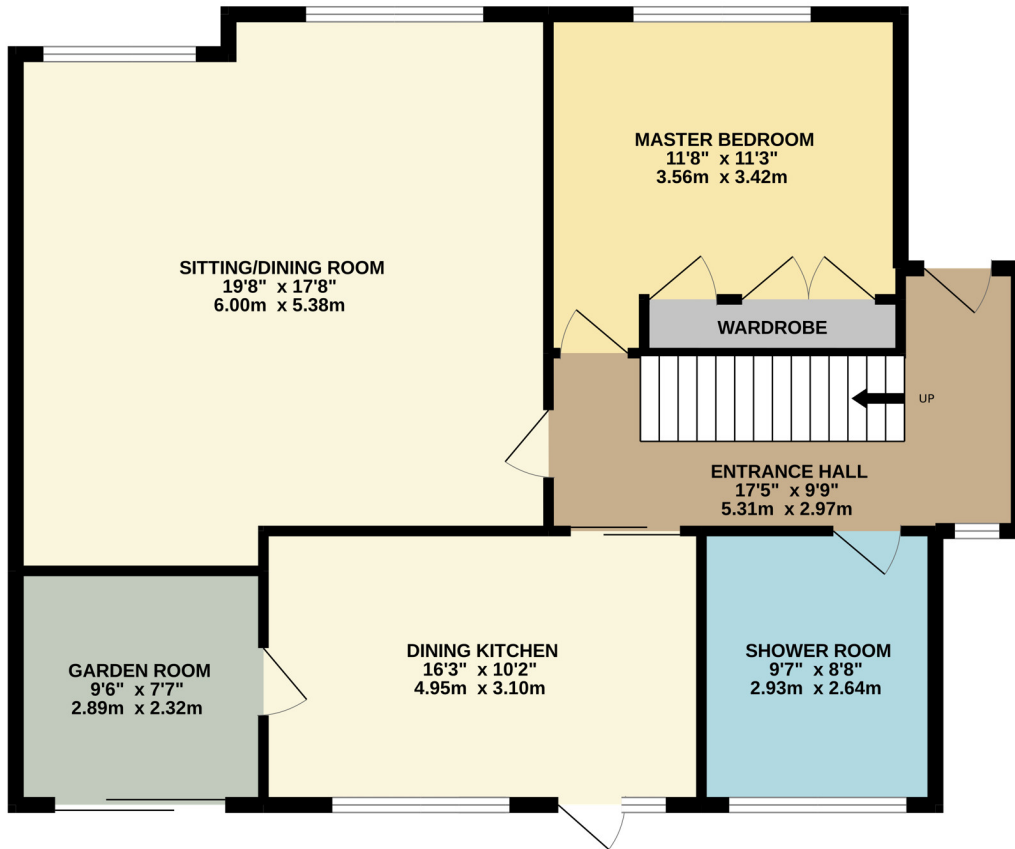
The property benefits from a driveway to the side of the property with carport.

Heating

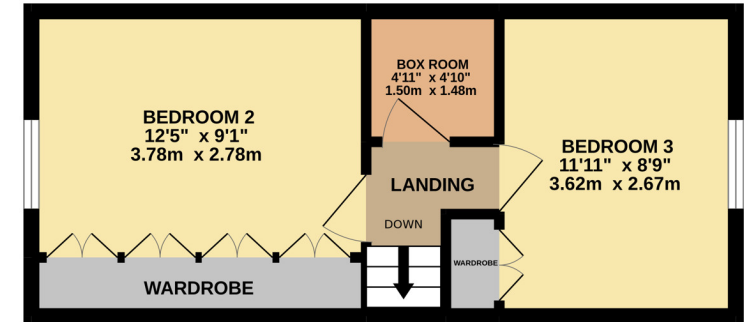
Heating is provided by electric Fischer thermostatic radiators at ground floor level and convector heaters at upper floor level. There is a lagged hot water storage tank located within the rear bedroom coomb space.

* There are no guarantees or warranties with these appliances.

GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

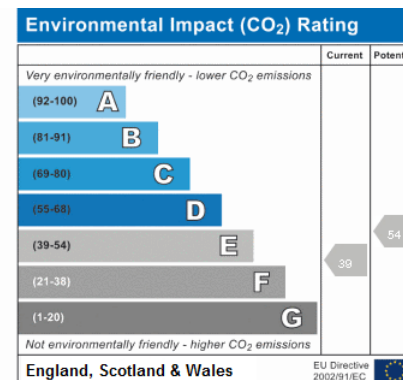
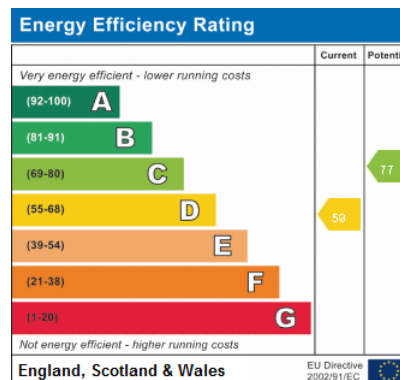
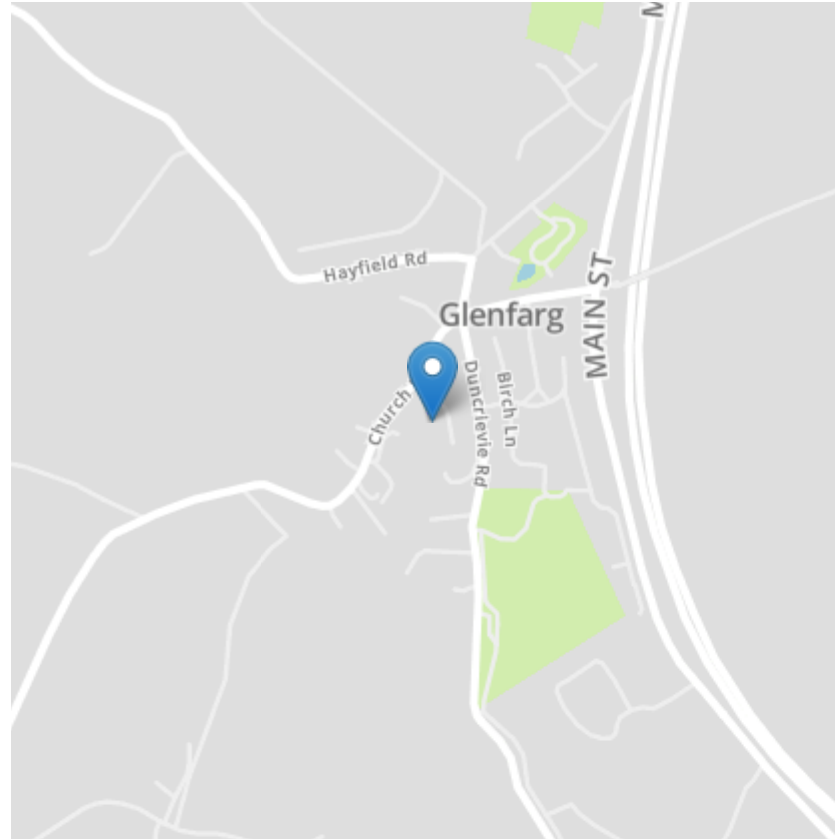
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LOMOND BANK, PERTHSHIRE - A BETTER PLACE TO LIVE

Glenfarg lies in the Ochil Hills in the picturesque Perthshire countryside. The village provides a number of local amenities, Village Shop, Garage, Village Hall, Public Park and local Primary School. There are also a number of leisure activities, including a Bowling Club and Tennis Courts, with endless opportunities for cycling, walking, horse riding and golfing. Commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby. There are a number of schooling options with Arngask Primary School within walking distance, whilst the catchment area includes 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.



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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

