

# 9 Hatchbank Road, Gairneybank



Law Location Life

# 9 | Hatchbank Road | Gairneybank

Impressive Detached Villa with separate Guest Annex/Office, situated in the Hamlet of Gairneybank, with stunning views towards Benarty Hill and Loch Leven, and conveniently located for commuter links. Beautifully presented throughout, the property is in pristine condition and offers spacious and flexible accommodation, with scope for further extension (subject to planning).

The accommodation comprises; Ground Floor - Entrance Hallway, Sitting Room (French doors to garden), Dining Kitchen, Downstairs Bedroom/Reception Room and WC Room.

First Floor - Landing, 2 Double Bedrooms and Family Bathroom.

Additionally, the property benefits from a converted detached garage which now forms an Office/Guest Annex with En Suite Shower Room, stunning South facing gardens to the front, rear and side, Office/Garden Room and driveway.

Viewing is highly recommended and strictly by appointment.





## Accommodation

### Reception Hallway

Entry is from the front into the reception hallway. There is oak flooring and doors providing access to the sitting room, kitchen/dining room, bedroom 3/reception room, wc room and a staircase to the upper level..

### Sitting Room

A lovely South facing room with French doors onto the raised decking in the rear garden. Features of this good sized reception room include oak flooring, wood burning stove and antique wood fireplace with decorative tiling.

### Kitchen/Dining Room

A bright and spacious open plan kitchen dining room with shaker style storage units at base and wall levels, including pan drawers, pantry cupboard, worktops, complimentary splash back tiling and Belfast sink. Fitted appliances include oven, microwave, warming drawer, 5 burner gas hob and integrated fridge/freezer, dishwasher and washing machine. There are windows to the side and rear and a door to the side, providing access to the driveway. Other features include laminate flooring, open access to the dining area with ample space for dining furniture and a large under stair storage area.

### Bedroom 3/Dining Room

A versatile room currently used as a further reception room, but could be utilised as a downstairs bedroom. There is a window to the front and oak flooring.

### WC Room

The wc room comprises; wc, built in wash hand basin with storage, towel radiator and window to the front. There is tiled flooring.

### Upper Level

The upper level is accessed via the carpeted staircase to a landing with oak flooring, Velux window to the rear, doors to 2 bedrooms, family bathroom, storage cupboard and hatch to the attic space. The attic is fully re-insulated, boarded and has power and light.

### Master Bedroom

A great sized master bedroom with oak flooring, window to the front and built in wardrobes with shelving and drawers.

### Bedroom 2

A large second double bedroom with oak flooring, Velux window to the rear and window to the front.

### Family Bathroom

The family bathroom is tiled with under floor heating and comprises; freestanding bath, wash hand basin with feature circular sink, shower cubicle, wc and towel radiator. There is a Velux window to the front.

### Gardens

The stunning enclosed rear and side gardens are South facing with views towards Benarty Hill and the surrounding countryside. The garden has been designed with various seating areas, with raised sun deck, mature trees, plants and flowers. The garden to the front is predominantly laid to lawn with mature trees and flower borders.

### Garden Room/Office

A great feature of the garden is the timber clad garden room/office, which has French doors to the front, with additional full length window to the side, laminate flooring, electric heating, power and light.

### Guest Annex/Office

The guest annex has laminate flooring, heating, French doors to the side and door to the en suite shower room.

### En Suite Shower Room

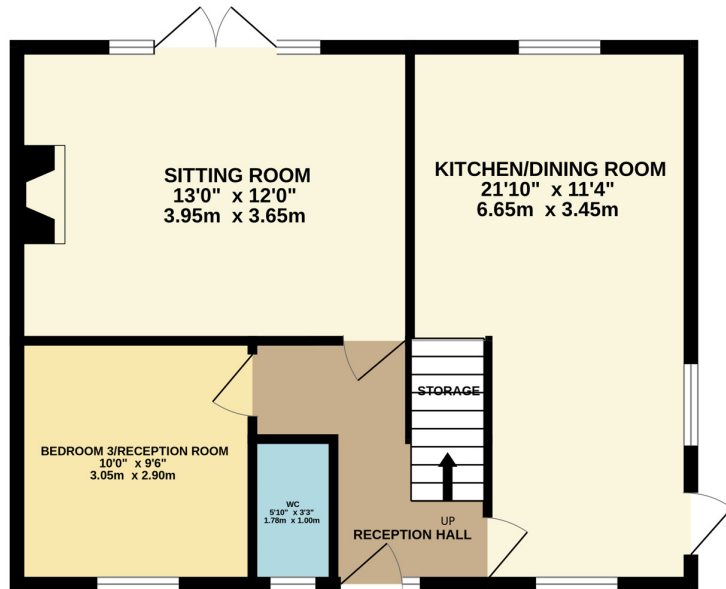
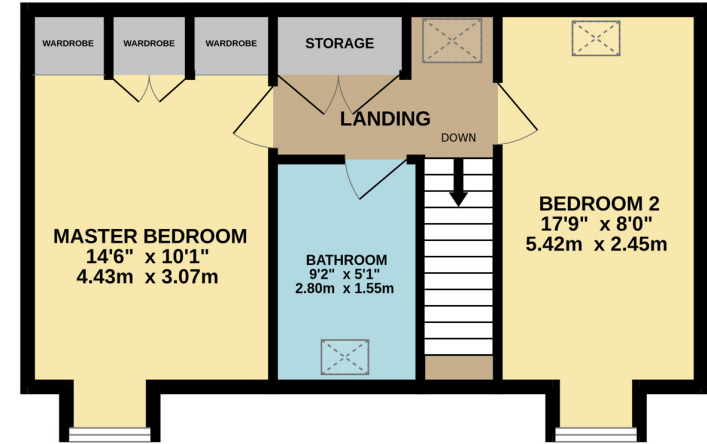
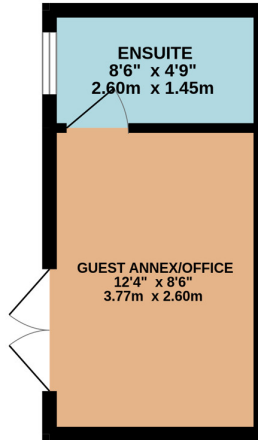
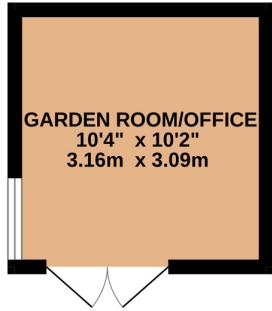
A modern shower room which comprises; wash hand basin with storage, wc, walk in shower, towel radiator, laminated flooring and window to the side.

### Driveway

There is a driveway to the front with parking for 3 vehicles.

GROUND FLOOR

1ST FLOOR

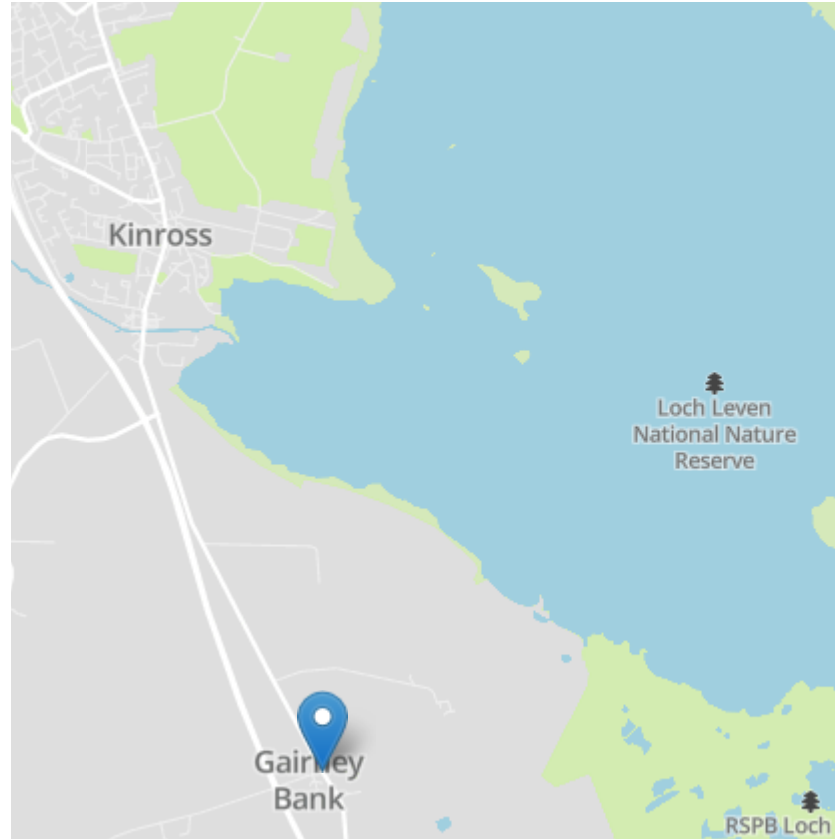






# HATCHBANK ROAD, GAIRNEYBANK - A BETTER PLACE TO LIVE

Gairneybank is a small hamlet on the outskirts of Kinross with stunning views out towards the Benarty Hills and Loch Leven. The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		74	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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