

East Brackley Grange, Kinross



Law Location Life

East Brackley Grange | Kinross

An Outstanding Country House, nestled at the foot of Benarty Hill and with breathtaking views towards Loch Leven and direct access to the Loch Leven Heritage Trail. Rarely available, the property offers the opportunity to combine country living with easy access to the motorway networks and is set in extensive grounds of 0.8 acres.

The generously proportioned and flexible accommodation, includes 3/4 Reception Rooms and 3/4 Bedrooms and currently comprises;

Entrance Vestibule, Reception Hallway, Sitting Room, Family Room, Large Conservatory, Dining Room/Bedroom 4, Dining Kitchen, Utility Room, Boot Room and WC/Cloakroom.

The upper level landing incorporates a study area, with Master Suite with En Suite Shower Room and Dressing Room, 2 further Double Bedrooms and Family Bathroom.

Additionally there is a fabulous enclosed rear garden, single integral garage and large driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule, there is carpeted flooring and door to the reception hallway.

Reception Hallway

A spacious reception hallway with laminate flooring and doors to the sitting room, dining room, breakfasting kitchen, wc/cloakroom, large under stair cupboard and further storage cupboard.

Sitting Room

A large reception room with carpeted flooring, gas coal effect fire with fireplace and double doors into the conservatory and family room/study. There are windows to the front and side, with outstanding views.

Conservatory

The conservatory has laminate flooring with French doors to the side, with windows to the sides and rear, offering stunning views over the rear garden and towards Loch Leven and Benarty Hill. A composite deck with glazed panels, offers additional outdoor space, perfect for outdoor entertaining, or to enjoy the sunset.

Family Room

Currently utilised as a study, this room could be used as a further reception room or indeed a bedroom. There is carpeted flooring and window to the front.

Dining Room

The dining room has French doors into the rear garden, fitted storage cupboard and door into the utility room.

Dining Kitchen

The dining kitchen has storage units at base and wall levels, worktops, 1 1/2 bowl stainless steel sink and drainer, integrated dishwasher, space for an American fridge/freezer and Stoves Range with gas hob and extractor fan. There is a window to the front and side, space for a large dining table, Kamdean flooring and door to the utility room.

Utility Room

The utility room has further storage units, worktops, fitted storage cupboard, vinyl flooring and door to the boot room.

Boot Room

A large boot room with Amtico heavy duty tiled flooring, fitted storage units, worktops, stainless steel sink and drainer, spaces for appliances, door into the rear garden and window and door to the front onto the driveway.

WC/Cloakroom

The wc/cloakroom has carpeted flooring and comprises; wall hung sink, wc and window to the front.

Upper Level Landing

A carpeted staircase with mid landing level provides access the landing. This area also incorporates a study area, with fitted desk and storage. There are Velux windows to the rear and doors providing access to 3 bedrooms and family bathroom.

The master bedroom has laminate flooring, fitted wardrobe, window to the rear with magnificent views and doors to the en suite shower room and dressing room.

En Suite Shower Room

The en suite shower room has fitted 'His and Hers' wash hand basins with storage, wc, shower cubicle, 2 chrome towel radiators, Kamdean flooring and Velux window to the rear.

Dressing Room

The dressing room has fitted rails, carpeted flooring and window to the side.

Bedroom 2

A double bedroom with carpeted flooring, 2 fitted wardrobe and window to the front.

Bedroom 3

A further double bedroom with carpeted flooring, fitted wardrobe and window with views to the rear.

Family Bathroom

The family bathroom is tiled and comprises; bath, pedestal wash hand basin, wc and shower cubicle. There is a Velux window to the front.

Gardens

The rear garden is fully enclosed with approximately 0.8acres. Predominantly laid to lawn, there is a composite sun deck with glazed panels and large patio area, along with an array of plants, shrubs, trees and flowers. Additionally there is a large timber shed with kennel area and storage.

Driveway

The driveway to the front of the property can accommodate up to 7 vehicles.

Extras

The property has a security alarm with CCTV cameras and full fibre to household broadband.

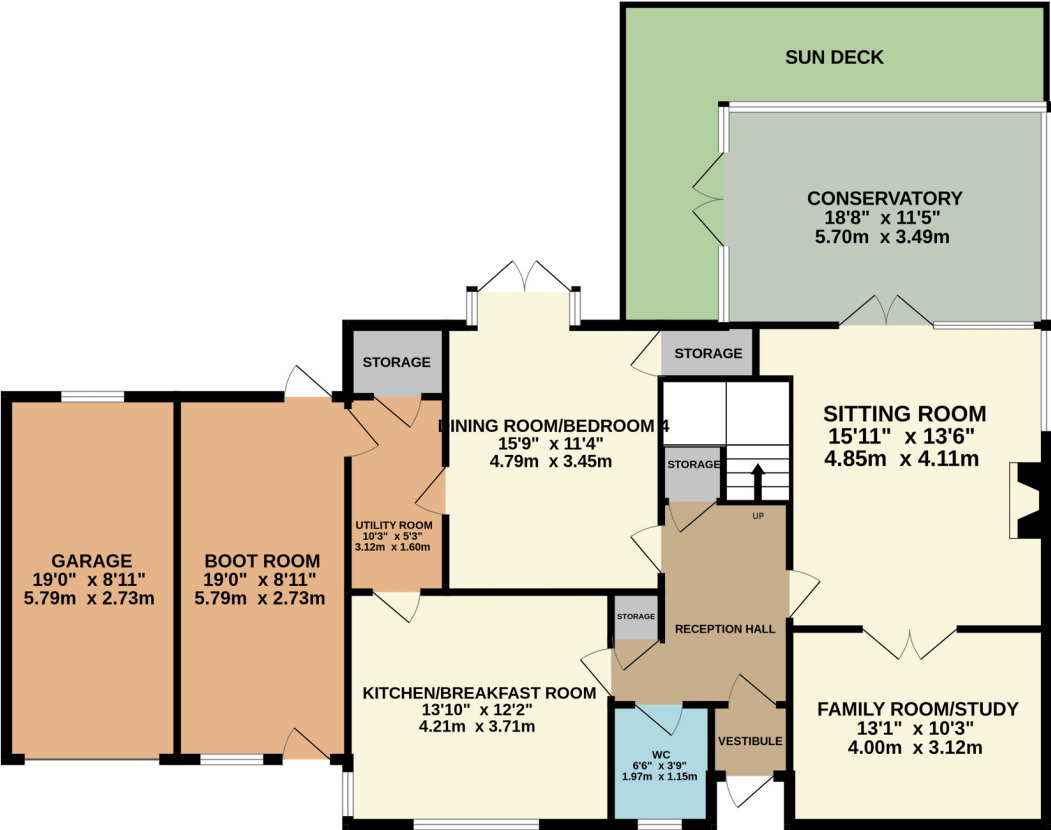
Solar Panels

The 16 ground mounted solar panels produce around £600 annually.

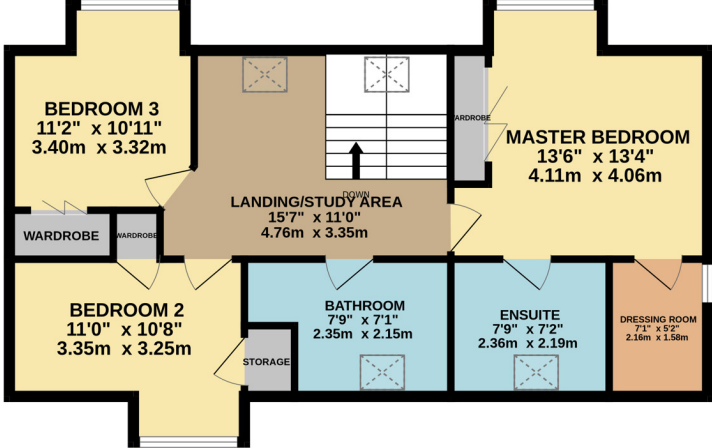
Heating

See home report.

GROUND FLOOR



1ST FLOOR



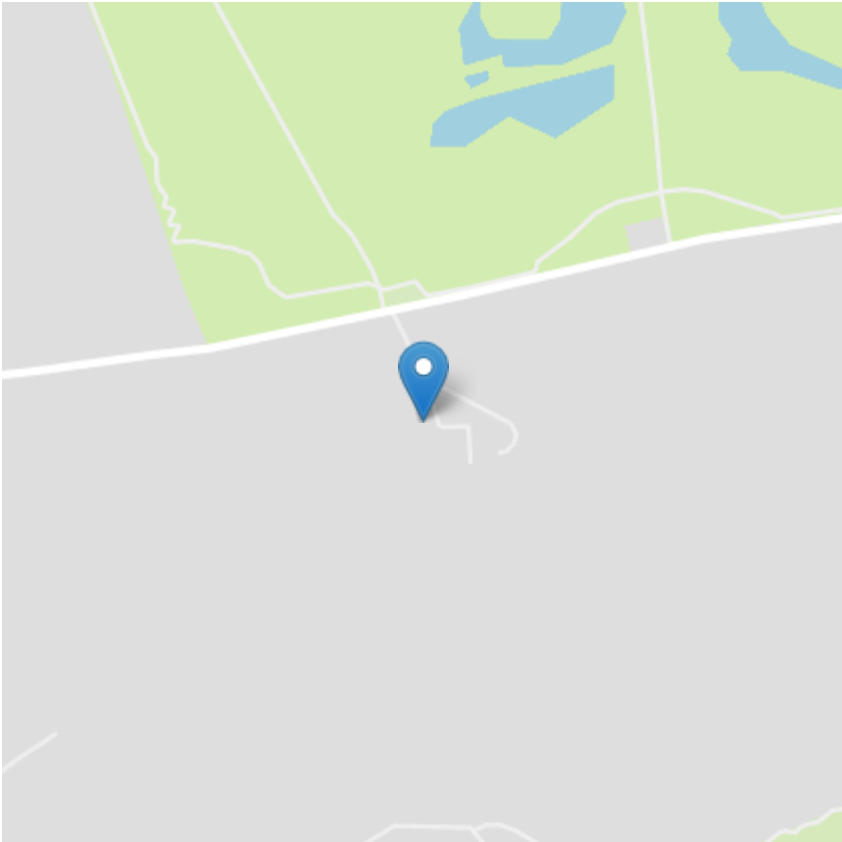
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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EAST BRACKLEY GRANGE, KINROSS - A BETTER PLACE TO LIVE

The highly 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.

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

