

Kirklands Church Brae, Glenfarg, Perthshire



Law Location Life

Kirklands | Church Brae | Glenfarg | Perthshire

Exceptional & truly Unique Detached House situated on a large plot, with stunning rear garden with countryside views and located in the sought after village of Glenfarg.

The flexible and extensive accommodation comprises; Reception Hallway, Lounge with bar area, Open Plan Kitchen/Dining Room, Family Room, Sitting Room, Utility room, WC Room, Log Storage Room, Downstairs Master Bedroom with Dressing Area & En Suite Shower Room, Staircase with feature arched window, 3 further Double Bedrooms and Family Shower Room.

The property further benefits from a large integral garage, driveway and beautiful rear gardens.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the lounge, master bedroom and timber staircase to the upper level with feature arched window to the front.

Lounge

A large reception room with 2 windows to the front, small bar/storage area, storage cupboard and wood burning stove. There is open access through to the inner hallway and contemporary timber and glass staircase to the mid level.

Inner Hallway

The inner hallway provides access to the utility room and log store room.

Utility Room

The utility room has storage units at base and wall levels, stainless steel sink and drainer and space and plumbing for appliances. There is a window to the side and doors to the wc room and integral garage.

WC Room

The wc room comprises; wc, pedestal wash hand basin and window to the side.

Log Store Room

The log store room has a door and window to the side.

Master Bedroom with Dressing Room

The master bedroom is located on the ground floor level and has open access into the dressing room. The dressing room has a storage cupboard and fixed shelving.

En Suite Shower Room

The en suite shower room comprises; wc, pedestal wash hand basin, shower with 'Mira Sport' shower and chrome towel radiator.

Open Plan Kitchen/Dining Room

Accessed from the lounge, the open plan kitchen/dining room is a most impressive space with attractive storage units at base and wall levels, kitchen island with additional storage, worktops and two sink and drainers. There are 4 windows to the rear, a window to the side and door with adjoining glass panels and triangular feature window to the rear. A large sky lantern with additional skylight floods the room with natural light. There is a timber and glass staircase to the upper level.

Family Room

The family room is a flexible space which also provides open access through to the landing level and a door into the sitting room. There are two Velux windows.

Sitting Room

A stunning and extremely spacious reception room with beamed cathedral ceiling, feature stone wall and a wood burning stove. There are French doors with adjoining glass panels and feature triangular window to the rear, providing access onto the sun deck, with additional windows to the sides and front.

Landing

The landing is accessed via the reception hallway staircase or via the family room. There are doors to 3 bedrooms and family shower room, access to shelved storage and the hatch to the attic space.

Bedroom 2

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

Bedroom 3

A double bedroom with Velux window to the rear and fitted open wardrobe.

Bedroom 4

A fourth double bedroom with 2 windows to the front.

Family Shower Room

The family shower room comprises; wc, pedestal wash hand basin and shower with 'Mira Sport' shower. There is a Velux window to the rear.

Gardens

The property is set on a large plot, with a magnificent South west facing garden to the rear. The garden is tiered with vegetable garden, fire pit area, small football pitch and various seating areas, perfect for outdoor entertaining. Predominantly laid to lawn, there are a huge array of mature trees, plants and flowers, with stunning countryside views.

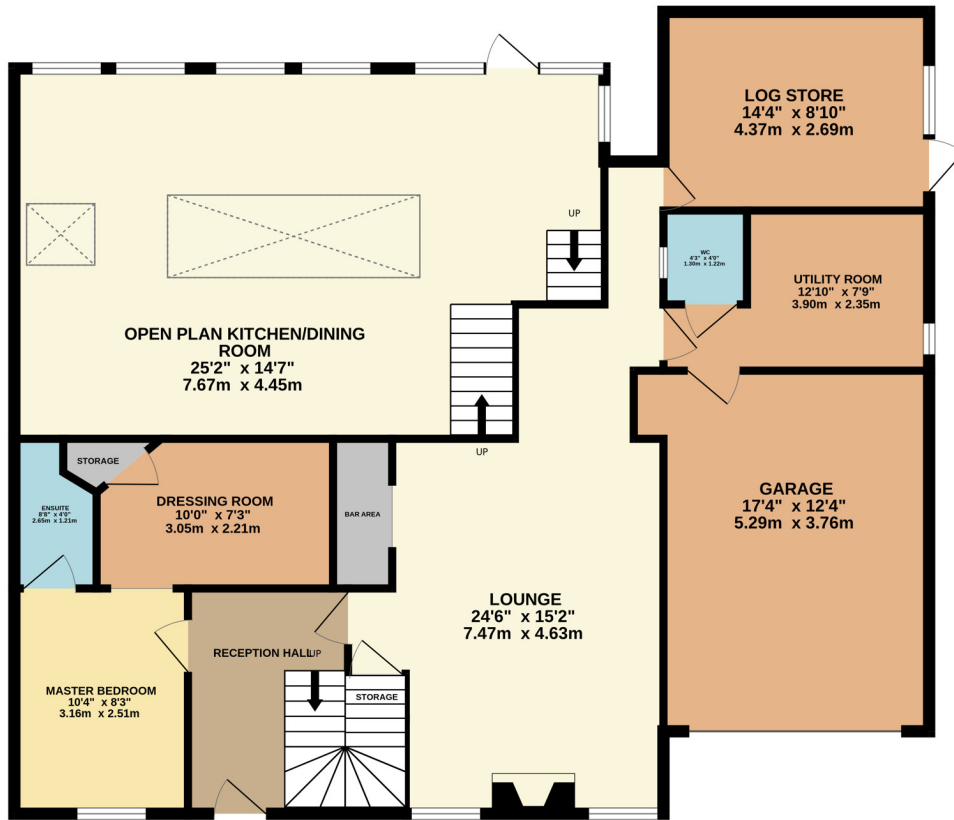
Garage & Driveway

The property benefits from a large integral garage with power, light and electric door. There is a driveway to the side of the property.

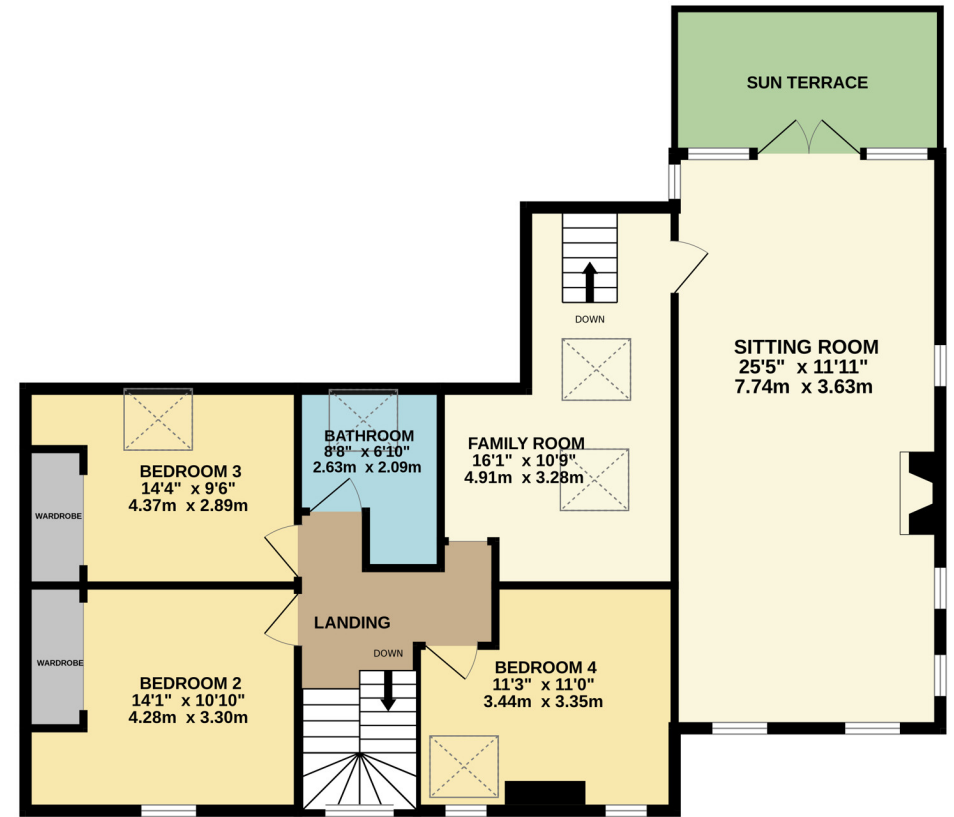
Heating

LPG Heating.

GROUND FLOOR



1ST FLOOR



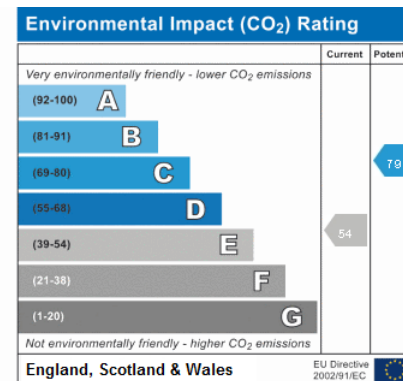
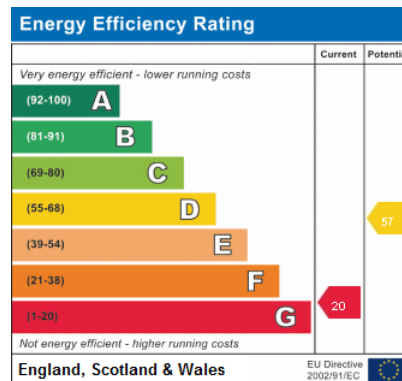
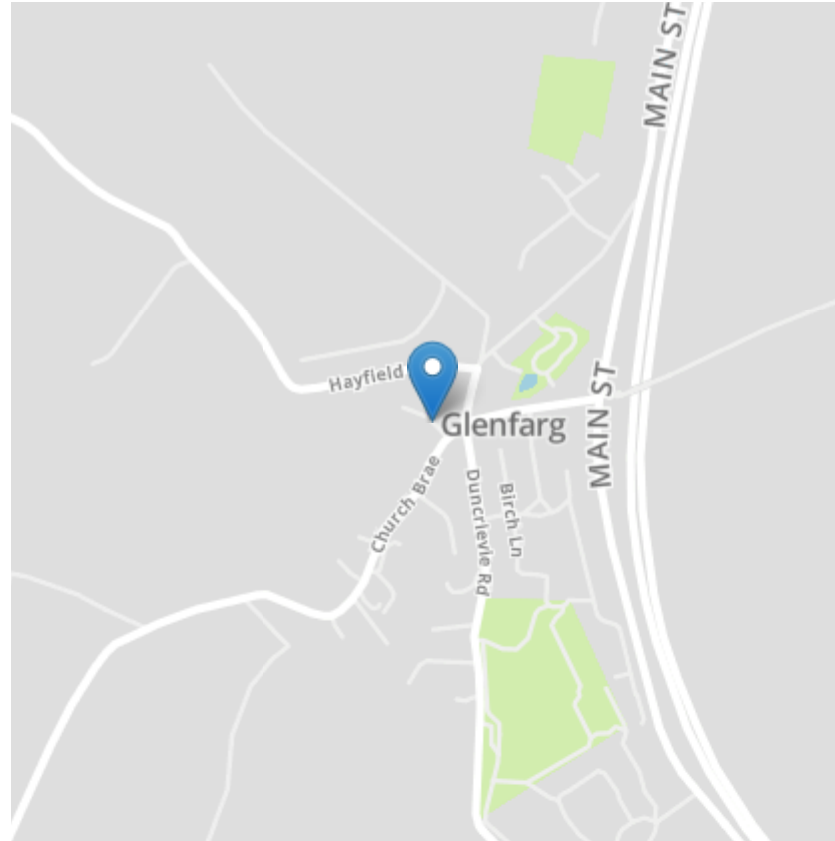
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

