



## 9 Hatchbank Road, Kinross, KY13 9JY

Light and Beautifully Presented, Three-Bedroom Detached Family Home, with Gardens & Driveway

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# Property Description

Light and tastefully presented, three-bedroom detached family home, set on a generous corner plot, with gardens, driveway and two unique outside living/working spaces. With an idyllic rural position and skyline views, in the quiet hamlet of Gairneybank, near Kinross.

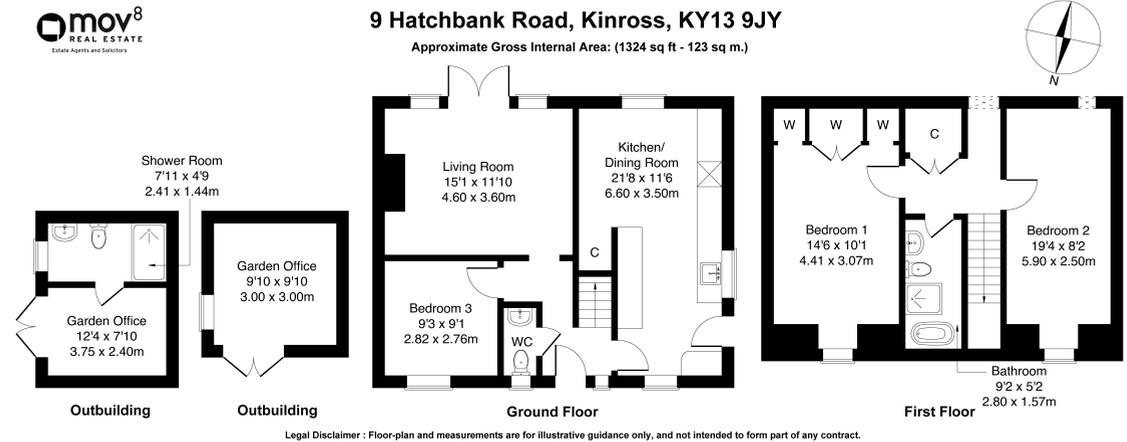
Comprises an entrance hall, living room, dining/kitchen, three flexible double bedrooms, family bathroom and a ground floor WC.

The accommodation is further enhanced by a converted detached garage forming a Guest Annex/Office with en-suite shower, plus a second high-end detached Garden Office. Highlights include a quality fitted kitchen with a full range of integrated appliances and wooden worktops, and quality oak wood flooring on both floors.

In addition, there are luxury bathrooms, HIVE-controlled gas central heating, and double glazing. There is a multi-fuel wood-burning stove for the lounge, stylish lighting and skylight windows. With a driveway to the front, beautifully maintained gardens include lawns, patios, and an eclectic mix of shrubbery and established trees.

This beautifully presented property offers stylish and versatile living across two levels, starting with a welcoming entrance hall that provides access to all ground-floor rooms. The spacious living room features attractive solid oak flooring, a charming feature fireplace and elegant French doors that open onto the garden, ideal for enjoying natural light and seamless indoor-outdoor living. The dual aspect kitchen/dining area is both functional and characterful, boasting solid hardwood worktops, hard-wearing vinyl flooring, a tiled splashback surround, a traditional Belfast sink, a large storage cupboard, and contemporary LED underfoot lighting. The kitchen offers direct access to the driveway and comes fully equipped with integrated appliances, including an integrated fridge/freezer, microwave, warming drawer, dishwasher, washer/dryer, oven, and gas hob with canopy above. Completing the ground floor is a versatile bedroom with solid oak flooring, perfect as a guest room, home office or playroom, along with a convenient ground floor WC for added practicality.

Upstairs, you'll find two well-proportioned and light-filled double bedrooms. The principal bedroom features built-in mirrored wardrobes offering generous storage space, while the second bedroom provides ample room for furnishings and comfortably accommodates a double or king-size bed, desk, or additional storage solutions, ideal for families or those needing a flexible layout. Both bedrooms enjoy a peaceful outlook, making them ideal spaces for rest and relaxation. The upper level also hosts a sleek and modern three-piece bathroom, comprising a freestanding bath, tiled splashback surround, Velux window for natural light, tiled flooring with thermostatically controlled under-floor heating, and a heated towel rail for added comfort. The two dedicated garden offices are perfect for remote working, creative pursuits, or even guest accommodation. One of these outbuildings includes the added benefit of a private shower room, offering excellent versatility and potential.



# Area Description

Nestled in the heart of the historic county of Kinross-shire, the traditional town of Kinross enjoys a picturesque setting surrounded by open green spaces and the stunning Loch Leven—Scotland's largest lowland loch. The area is a haven for outdoor enthusiasts, offering a wealth of recreational opportunities, including a scenic golf course, as well as numerous walking and cycling trails. Kinross benefits from a wide range of local amenities, including a Sainsbury's supermarket, banks, a post office, and a medical practice, ensuring convenience for residents. For a broader selection of shops, dining, and entertainment, nearby Dunfermline is easily accessible and features a large retail park, ASDA

superstore, leisure park with an Odeon cinema, theatre, and sports facilities. The town is well served by education at all levels, with several local primary schools and secondary schooling provided at the well-regarded Kinross High School. Ideal for commuters, Kinross lies adjacent to the M90 motorway, offering direct links to Edinburgh, Perth, and Dunfermline. Regular bus services also provide excellent public transport connections to surrounding towns and cities.





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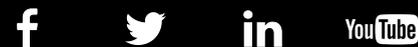
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