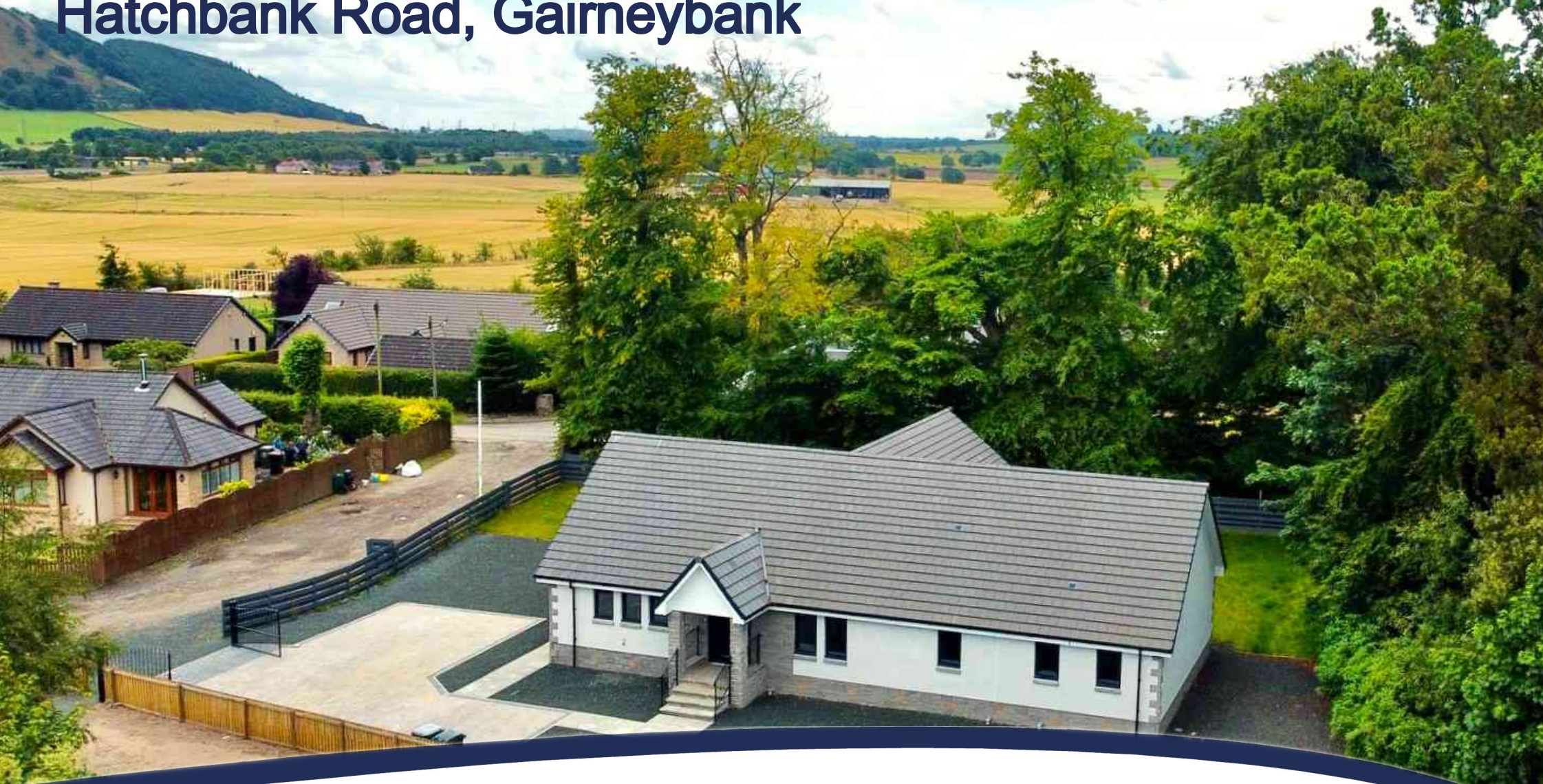


Silver Birch

Hatchbank Road, Gairneybank



Law Location Life

Silver Birch | Hatchbank Road | Gairneybank

Silver Wood is a newly completed, luxurious and highly energy efficient 4 bedroom (2 en-suite) Detached Bungalow, set on a large plot of approx ¼ acre and enjoying a peaceful and convenient position, with countryside views, within the small village of Gairneybank on the outskirts of Kinross.

The property boasts exceptionally spacious accommodation extending to over 220sqm with quality fixtures and fittings and sits within private garden grounds with large mono block driveway.

The accommodation comprises; Covered Porch, Entrance Hallway, Reception Hallway, Sitting Room (Bifold doors into the garden), Exceptional Open Plan Kitchen/Dining/Family Room (Patio doors to raised Sun Terrace), Utility Room, Boiler Room, Master Bedroom (En Suite Shower Room & Dressing Room), Guest Bedroom (En Suite Shower Room), 2 Further Double Bedrooms & Luxury Family Bathroom.

Externally there are gardens to the front, sides and rear, with mono block driveway and ample space for a garage if required (subject to planning).

Viewing is highly recommended and strictly by appointment only.





Accommodation

Covered Porch

The covered porch is to the front of the property and provides access into the entrance hallway.

Entrance Hallway

A spacious and bright entrance hallway with vinyl flooring and doors to a cloakroom storage cupboard and the reception hallway.

Reception Hallway

The reception hallway has vinyl flooring and provides access to the sitting room, open plan kitchen/dining/family room, 4 bedrooms, family bathroom, storage cupboard and boiler room.

Sitting Room

A large reception room with bifold doors to the rear, providing access onto a patio, 2 windows to either side and carpeted flooring.

Open Plan Kitchen/Dining/Family Room

An exceptional open plan room with luxury fitted kitchen with storage units at base and wall levels, pan drawers, worktops, 1 1/2 bowl sink and feature kitchen island with induction hob with built in extractor and additional storage. Fitted appliances include oven, microwave, fridge freezer and dishwasher. There are 3 windows to the front and vinyl flooring. The dining/family room area has vinyl flooring, patio doors to the raised sun terrace and door to the utility room.

Raised Sun Terrace

This South facing sun terrace is paved, with metal railings and provides access to the ramp to the front of the property.

Utility Room

The utility room has vinyl flooring and storage units with worktop, 1 1/2 bowl stainless steel sink and drainer and space for a washing machine and tumble dryer.

Boiler Room

The boiler room has a hatch to the attic space.

Master Bedroom

A large double bedroom with carpeted flooring, patio doors to the rear onto a patio are in the rear garden and doors to the en suite shower room and dressing room.

En Suite Shower Room

A large en suite shower room which is fully tiled and comprises; wc, wash hand basin with storage, walk in shower and chrome towel radiator. There is a window to the front.

Dressing Room

The carpeted dressing room has built in hanging rails and shelving and a window to the front.

Guest Bedroom

The guest bedroom has carpeted flooring, fitted wardrobe with rail, shelving and sliding doors, 2 windows to the rear and door to the en suite shower room.

En Suite Shower Room

The en suite shower room is tiled and comprises; shower, wc, wash hand basin with storage and chrome towel radiator.

Bedroom 3

A further large bedroom with carpeted flooring, 2 windows to the front and fitted wardrobe with rail, shelving and sliding doors.

Bedroom 4

A fourth double bedroom with carpeted flooring, 2 windows to the side and fitted wardrobe with rail, shelving and sliding doors.

Family Bathroom

A luxury family bathroom which is fully tiled and comprises; wc, shower, freestanding oval bath with shower attachment, wash hand basin with storage and chrome towel radiator. There is a window to the front.

Gardens

Set in approx 1/4 acre, the gardens are to the front, sides and rear. The South facing rear garden is predominantly laid to lawn, with patio area and large privacy hedge.

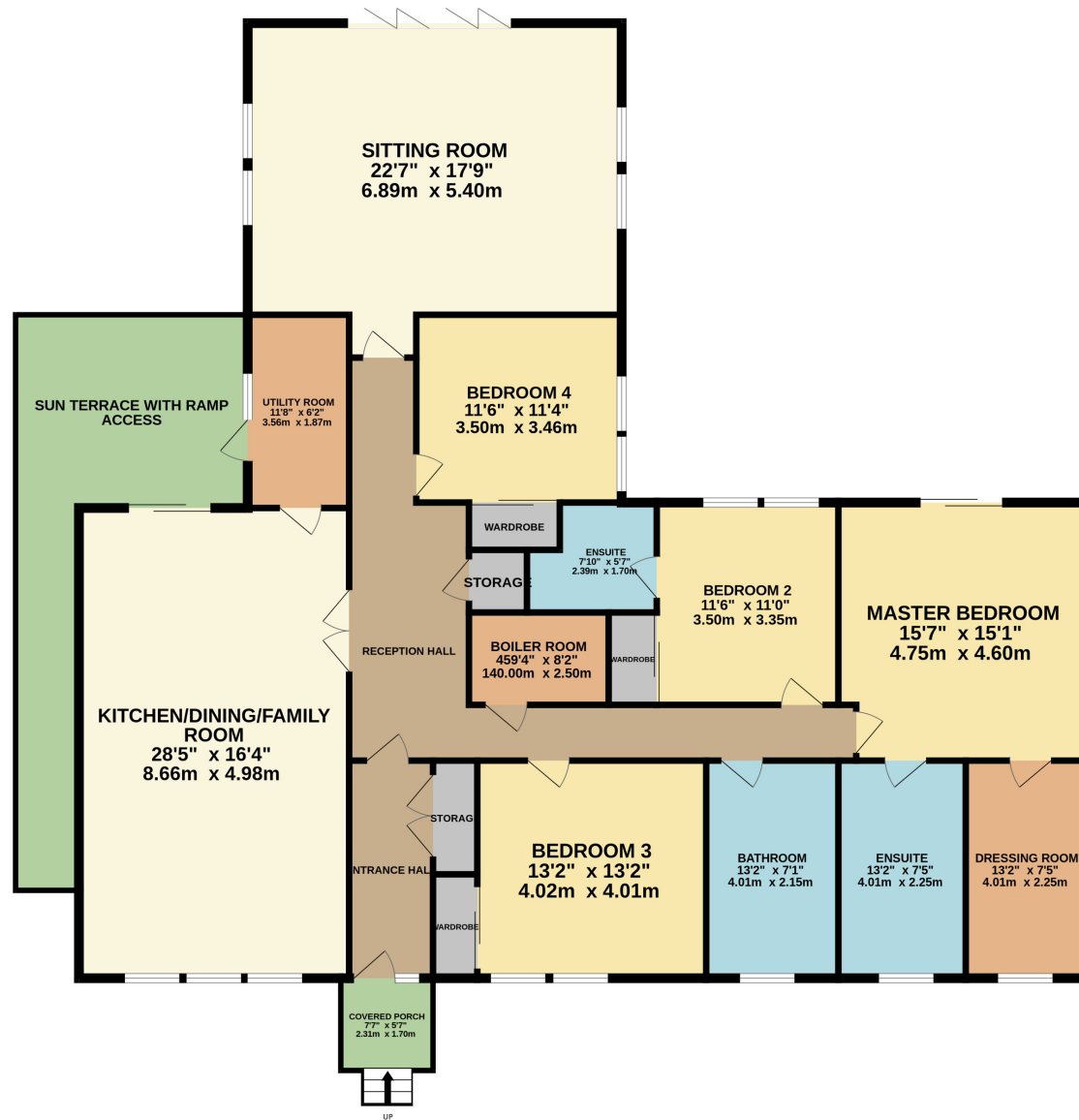
Driveway

There is a mono block driveway to the side which could accommodate 5/6 vehicles. There is space to add a garage if required (subject to planning).

Heating

There is a Samsung air to water heat pump.

GROUND FLOOR

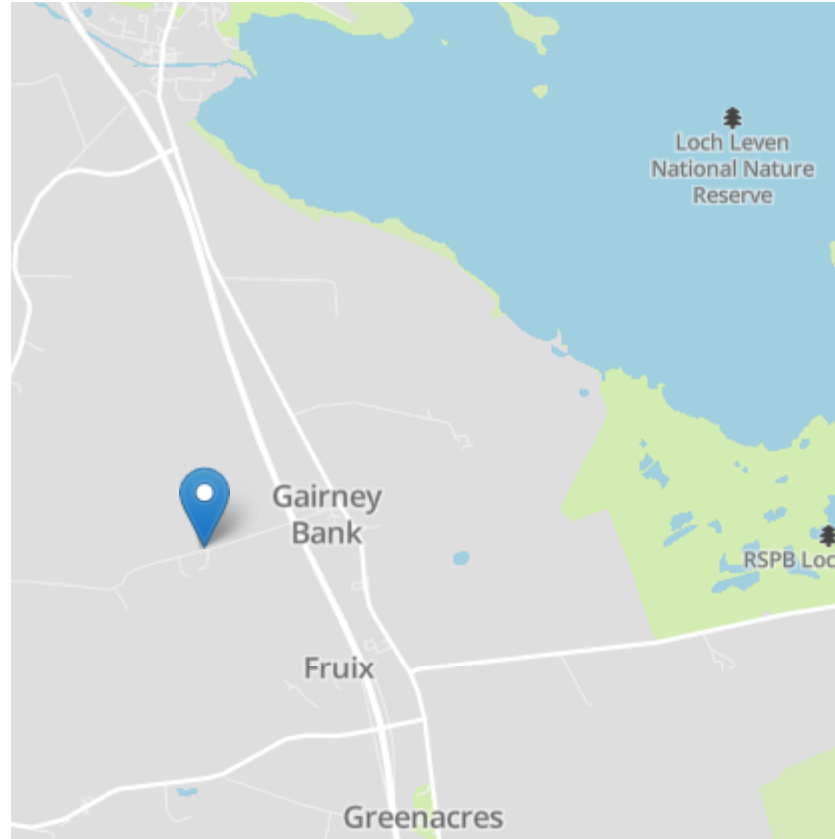






HATCHBANK ROAD, GAIRNEYBANK - A BETTER PLACE TO LIVE

Gairneybank is a small hamlet on the outskirts of Kinross, a 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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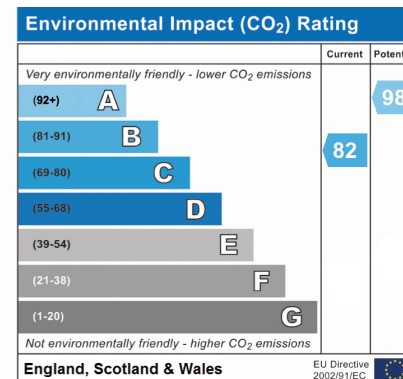
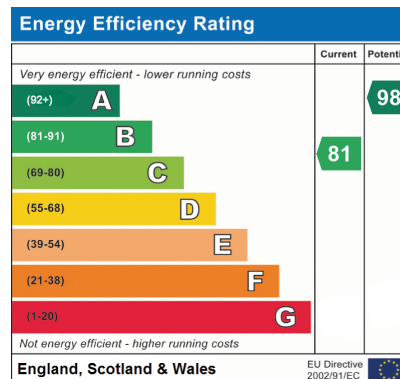
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Notes of Interest and Offers

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

